STRATA TITLE MANAGEMENT
your strata care company

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MINUTES OF EXTRAORDINARY GENERAL MEETING OF THE OWNERS CORPORATION

MINUTES OF BUSINESS dealt with at the Extraordinary General Meeting of the Owners-Strata Plan No 50785
Held onsite in the BBQ Area of 1-3 McDonald Street, Cronulla
on **Thursday, 25th August 2011** commencing at **6.30PM**

PRESENT Mr G Arkins of Lot 12, Mr R Waterford of Lot 14 & 24, Mr D Gittus of Lot 29, Mr S Jarvis of Lot 34, Mr & Mrs Jean of Lot 35, Ms D Carey of Lot 45, Mr Severi of Lot 49 , Mr Perkins of Lot 50, Mr & Mrs Lock of Lot 51, Mr C Beebe of Lot 54, Ms A Thompson of Lot 63, S Carruthers of Lot 79, Mr Bayliss of Lot 86, Mr Dimarco of Lot 89, Mr & Mrs Pithers of Lot 94, Mr Pinn of Lot 100, Mr & Mrs Duncan of Lot 103, Mr T Korbell of Lot 104, Mr & Mrs Grills (105).

PRESENT BY PROXY Mr & Mrs Schuberg of Lot 58 proxy to Mr N Bayliss of Lot 86, Seddon of Lot 60 poxy to Mr C Pithers of Lot 94, Mr R Gower of Lot 64, 68 & 80 proxy to Mr C Beebe of Lot 54, Mr Gourley of Lot 83 proxy to Mr C Beebe of Lot 54,

COMPANY NOMINEE'S PRESENT Layrir Pty Ltd (1) C/N Mr Dransfield, Castle May Pty Ltd (104) C/N Mr Korbel

APOLOGIES: D. Gourley (Lot 83)

IN ATTENDANCE John Stephens of Premier Contract Cleaning Pty Ltd
Garry Dickenson of Sutherland Shire Council
Peter Game of Tritech Solutions
Chris Mo'ane of Integrated Building Consultancy
Nina Ashfield-Howell of Strata Title Management Group

CHAIRMAN Ms Ashfield-Howell

There being a quorum, the meeting was declared open at 6.40pm.

MOTIONS

MOTION 1
Minutes

RESOLVED that the minutes of the previous General Meeting as recorded in the Owners Corporation minute book be confirmed as a true and accurate account of the proceedings at that meeting.

ALL IN FAVOUR
MOTION CARRIED

MOTION 2
Special Resolution – Addition of a New Structure to Common Property (Antenna)

SPECIALLY RESOLVED pursuant to section 65A & B of the *Strata Schemes Management Act, 1996* (NSW) that the owners of Strata Plan No. 50785 authorise the installation of a new structure to the common property. This structure being an antenna and other associated equipment to be installed on the common property roof as detailed in the CCTV Wireless Network Scope of Works for the CCTV security camera network to be installed for the Cronulla area.

ALL IN FAVOUR
MOTION CARRIED*

***RECORD OF VOTING:**

3,149 out of 10,000 Unit of Entitlement (UOE) votes were cast at the meeting; the breakdown of votes was as follows:

3,149	UOE votes in favour of the motion	(100%)
0	UOE votes against the motion	(0%)
0	UOE votes abstained from voting	

MOTION 3
Special Resolution – Deed of Licence with Sutherland Shire Council

SPECIALLY RESOLVED that the owners of Strata Plan No. 50785 licence the use of part of the common property rooftop to Sutherland Shire Council, and permit the Council to install an antenna and other equipment on the rooftop, on the terms and subject to the conditions contained in the Deed of Licence for Equipment.

ALL IN FAVOUR
MOTION CARRIED*

***RECORD OF VOTING:**

3,149 out of 10,000 Unit of Entitlement (UOE) votes were cast at the meeting; the breakdown of votes was as follows:

3,149	UOE votes in favour of the motion	(100%)
0	UOE votes against the motion	(0%)
0	UOE votes abstained from voting	

MOTION 4
Financial Reports

RESOLVED that the financial statements for the period ending 12th August 2011 were reviewed and considered in view of the proposed special levy resolved under Motion 6.

ALL IN FAVOUR
MOTION CARRIED

MOTION 5
Building Works

MOVED BY MR BALLISS that the motion be amended to accept the quotation from Ganellen Asset Services Pty Ltd excluding the planter box repairs of $142,758.00, bringing the total tender price down from $689,574.00 to $546,816.00 to carry out building rectification works outlined in the tender analysis report prepared by Integrated Building Consultancy (IBC) and that an appropriate contract for building works be entered into.

***NOTED** that there are still a number of apartments suffering water ingress which is not included in the IBC scope of works. Accordingly a survey of all apartments will be undertaken by the building manager to determine any further or outstanding water ingress issues to enable an inspection to be undertaken by*

Chris Mo'ane of Integrated Building Consultancy (IBC). An appropriate repair method will determined and from there, incorporated into the IBC scope of works. It was therefore understood that while the costs of the accepted tender is $142,758.00 less, there will more likely be additional costs to rectify the water ingress issues of which are a priority and of paramount importance. Alternative options for the rectification of the planterbox repairs adjacent to the pool will be considered at a later stage.

RESOLVED to accept the amended quotation from Ganellen Asset Services Pty Ltd to exclude the planter box repairs of $142,758.00, bringing the total tender price down $546,816.00 to carry out building rectification works outlined in the tender analysis report prepared by Integrated Building Consultancy and that an appropriate contract for building works be entered into.

AMENDED MOTION SECONDED BY MR DRANSFIELD
AMENDED MOTION PUT TO THE MEETING
AMENDED MOTION CARRIED

MOTION 6
Funding of Works - Special Levy

MOVED BY MR BEBEE that the motion be amended for the special levy to be raised for the amount of **$250,000.00 including GST** however payable in two equal instalments to cover the cost of the building works outlined in Motion 5 as follows:

- First Instalment due for the amount of $125,000.00 – 1st January 2012
- Second Instalment due for the amount of $125,000.00 – 1st April 2012

RESOLVED that a special levy for the amount of **$250,000.00 including GST** be raised and payable two equal instalments to cover the cost of the building works outlined in Motion 5 as follows:

- First Instalment due for the amount of $125,000.00 – 1st January 2012
- Second Instalment due for the amount of $125,000.00 – 1st April 2012

***NOTED** that the levy contributions include GST and will be distributed according to each individual lot's allocated unit of entitlement.*

AMENDED MOTION SECONDED BY MR DRANSFIELD
AMENDED MOTION PUT TO THE MEETING
AMENDED MOTION CARRIED

MOTION 7
Appointment of Strata Managing Agent

RESOLVED in accordance with Section 27(1) of the Strata Schemes Management Act 1996 ("**Act**") that:

(a) Strata Title Management Group ("**Agent**") be appointed as strata managing agent of Strata Scheme No **50785;**
(b) The Owners Corporation delegate to the Agent all of its functions (other than those listed in section 28(3) of the Act) and all of the functions of its Chairperson, Secretary, Treasurer and Executive Committee;
(c) The Owners Corporation execute a written agreement, ("**Agreement**"), to give effect to this appointment and delegation;
(d) The delegation is to the subject to the conditions and limitations set out in the Agreement; and
(e) Authority is given for the common seal of the Owners Corporation to be affixed to the Agreement by owners as determined at this meeting.

ALL IN FAVOUR
MOTION CARRIED

THERE BEING NO FURTHER BUSINESS, THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 7.32PM