STRATA TITLE MANAGEMENT
your strata care company

PO Box 2727
Taren Point NSW 2229

Suite 1, 191-193 Taren Point Road
Taren Point NSW 2229

Phone: 02 9540 4199
Fax: 02 9540 3943
www.stratatitle.com.au

MINUTES OF ANNUAL GENERAL MEETING OF THE OWNERS CORPORATION

MINUTES OF BUSINESS dealt with at the **Annual General Meeting** of the
Owners-Strata Plan No 50785
Held in the BBQ Area
1-3 McDonald Street, Cronulla
on **Thursday, 19th April 2012** commencing at **7.00PM**

PRESENT M Peoples of Lot 9, Mr G Arkins of Lot 12, Ms S Schembri of Lot 32, Mr S Jarvis of Lot 34, Ms Y Ryn of Lot 42, Ms D Carey of Lot 45, Mr Perkins of Lot 50, Mr L and Mrs C Lock of Lot 51, Mr C Beebe of Lot 54, Mr K O'Shea of Lot 56, Mr G & Mrs P Schuberg of Lot 58, Ms A Thompson of Lot 63 (U/F), Ms S Carruthers of Lot 79, Mr D Gourley of Lot 83, Mr Bayliss of Lot 86, Mr C Coventry of Lot 92, Mr C & Mrs J Pithers of Lot 94, Mr P Pinn of Lot 100, Mr & Mrs Duncan of Lot 103 (U/E).

PRESENT BY PROXY Layrir Pty Ltd (Lot 1) - Proxy to Chairman,
Mr P & Mrs H Dobson (Lot 35) - Proxy to Ms S Schembri
Mr R Gower (Lots 64, 68 & 80) - Proxy to Mr C Bebee
Mr R & Mrs J White (Lot 84) (U/F) - Proxy to Peter Brown
Mr R & Mrs M Earle (Lot 90 & 96) - Proxy to N Ashfield-Howell
Mrs E McDonald (Lot 97) - Proxy to Mr I McDonald

COMPANY NOMINEE'S PRESENT Castle May Pty Ltd (Lot 104) C/N Mr Korbel

APOLOGIES: D. Oliver (Lot 30)
G & K Macris (Lot 46)

IN ATTENDANCE Mrs Bayliss (Lot 86)
John Stephens of Premier Contract Cleaning Pty Ltd
Nina Ashfield-Howell of Strata Title Management Group

CHAIRMAN Ms Ashfield-Howell

There being a quorum, the meeting was declared open at 7.10pm.

MINUTES

MOTION 1
Minutes

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

MOTION 2
Financial Statements

RESOLVED that the statement of accounts as prepared by Strata Title Management for the period **01/03/2011 to 28/02/2012** be adopted and that a copy of such accounts be affixed to the minute book of the Owners Corporation immediately after the page on which the minutes of this meeting appear.

MOTION 3
Budget

MOVED BY MR PINN that the motion be amended to allow all owners a refund of their share of the second instalment special levy of $125,000.00 which was raised to cover building works being performed by Ganellen Asset Services Pty Ltd.

AMENDED MOTION PUT TO THE MEETING
AMENDED MOTION LOST

RESOLVED that the budget for the period **01/03/2012 to 28/02/2013** be as follows:-

ADMINISTRATIVE FUND	**$ 590,000.00**	Plus GST (Section 75)
SINKING FUND	**$ 202,755.00**	Plus GST (Section 75)

To be levied in four equal instalments in accordance with Section 23 of the Strata Schemes Management Act and due on :- **1.06.12, 1.09.12, 1.12.12 & 1.03.13** and payable according to unit entitlement.

NOTE: *The strata manager is to amend the revenue column in the sinking fund budget to incorporate the second instalment special levy recently raised for the amount of $125,000.00. A copy of the approved budget to be provided to all owners with the minutes of the meeting.*

MOTION 4
Levy Discount

SPECIALLY RESOLVED that the owners corporation provide, pursuant to Section 79(4) of the *Strata Schemes Management Act 1996 (NSW)* to provide a 10 percent discount to an owner if they pay their levy **BEFORE** the due date on which it becomes due and payable.

MOTION 5
Removing Limitation

RESOLVED that in accordance with Section 80A of the Strata Schemes Management Act 1996 as amended the owners corporation removes the limitation relating to expenditure in excess of 10% above the budget on any one item or matter.

MOTION 6
Insurances

(a) **RESOLVED** that the owners corporation confirm the current value of the office bearer's liability insurance of $10,000,000.00.

NOTE: *The strata manager was requested to obtain a quotation for the office bearer's liability insurance coverage to be increased to $20,000.00. The Executive Committee is authorised to accept the quotation should the cost of the premium fall below $1,000.00.*

(b) **RESOLVED** that the owners corporation confirm the current value of the fidelity guarantee insurance for $100,000.00.

MOTION 7
Auditor

RESOLVED that an auditor be appointed and that Strata Title Management Group determine the auditor.

MOTION 8
Restricting the Executive Committee

RESOLVED that there be no further restrictions placed on the Executive Committee in accordance with Part 2, Schedule 2, Clause 34A of the Act.

MOTION 9
Debt Collection Process

RESOLVED that the owners corporation resolve pursuant to the Strata Schemes Management Act 1996 (NSW) including Section 80D for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Executive Committee to do any one or more of the following:

(a) To engage or appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation of Grace Lawyers Pty Ltd and/or experts on behalf of the owners of strata plan 50785;
(b) To commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;
(c) Enforce any judgement obtained in the collection of levy contributions including commencing and maintaining bankruptcy of winding up proceedings;
(d) Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions;
(e) Liaise, instruct and prepare all matters with the owners corporations' debt collection agents, lawyers and experts in relation to any levy recovery proceedings.

MOTION 10
Termite Inspection

MOTION WITHDRAWN - That an annual termite inspection of the common property be carried out.

MOTION 11
Work Health and Safety Report

RESOLVED that the Owners Corporation acknowledge the *Work Health and Safety Act 2011* and *Regulations* and **RESOLVE** to:

(a) As required, consult, confer, allow inspections and provide assistance (and/or documents) on any matter so far as is reasonably practicable, on work health and safety matters under the Work Health and Safety Act 2011 and Regulations with its agents, employees or contractors or any health and safety representative for its agents, employees or contractors,
(b) As required, prepare and maintain any register or document reasonably required (including an asbestos register if so required) under the Work Health and Safety Act and Regulations and make such register or document available to its agents, employees or contractors or any health and safety representative for its agents, employees or contractors.
(c) Engage Solutions In Engineering to carry out a Safety Report as the preliminary process in compliance with the Work Health and Safety Act 2011.

NOTE: *The report is to be prepared upon completion of the current building works being performed by Ganellen Asset Services Pty Ltd.*

MOTION 12
Election of the Executive Committee

NOTE: Due to 10 nominations being received for the Executive Committee positions, a ballot was held.

RESOLVED that the number of members elected to the Executive Committee of the Owners Corporation be 9.

RESOLVED that the following persons were elected to the Executive Committee of the owners Corporation:

Mr Dransfield (1), Mr Arkins (12), Ms Schembri (32), Mr S Jarvis (34), Mr Beebe (45), Mr K O'Shea (56), Mr D Gourley (83), Mr Earle (90), Mr I McDonald (97).

THERE BEING NO FUTHER BUSINESS, THE MEETING CLOSED AT 9.00PM.