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# MINUTES OF EXTRAORDINARY GENERAL MEETING OF THE OWNERS CORPORATION – 50785

**MINUTES OF BUSINESS** dealt with at the Extraordinary General Meeting of the Owners - Strata Plan No 50785
Held on 11 December 2023
At
**Online only**
**Commenced at 10:00 AM**

**PRESENT BY, ELECTRONIC VOTING:** S Trovato & N Trovato (Lot 4), G Rennie & S Rennie (Lot 7), K Farrell & M Peoples (Lot 9), KPE Superannuation Fund Pty Limited ACN 114 428 367 Ellems Superannuation Fund (Lot 12), W Abdul-Karim (Lot 13), G King & D Francis (Lot 17), D De Souza (Lot 18), G Fitzgerald & E Fitzgerald (Lot 22), R Waterford (Lot 24), D Gittus & D Gittus, (Lot 29), D Oliver (Lot 30), S Jarvis & K Jarvis (Lot 34), D & K Young (Lot 35), J Phillpott & C Routsios (Lot 36), G Garvan (Lot 37), B Szumara & Z Sator (Lot 38), J Margetts & L Margetts (Lot 41), J Jordan (Lot 43), J Harper (46), I Celarc & L Celarc (Lot 49), J Riordan & K Riordan (50), K Whittaker & A Ernshaw & J Lock & L Lock (Lot 51), C Beebe (Lot 54), K O'Shea (Lot 56), G Schuberg & P Schuberg (Lot 58), F Seddon (Lot 60), M Callachor (Lot 63), R Gower (Lot 64), J Smollett & J Smollett (Lot 65), R Gower (Lot 68), A Bailey & J Wassermeyer (Lot 71), A Hansen & S Hansen (Lot 72), S Curruthers (Lot 79), R Gower (Lot 80), B Gale & J Gale (Lot 82), D Gourley & L Gourley (Lot 83), N Bayliss (Lot 86), R Balding & J Balding (Lot 87), J Farlow (Lot 91), P Scullion & J Scullion (Lot 93), C & J Pithers (Lot 94), E Macdonald (Lot 97), G Testa (Lot 98), S Allerton & T Allerton (Lot 30), P Bennett (Lot 31), J Crewes (Lot 99), E Korbel (Lot 104)

**IN ATTENDANCE:** Stephen Neil (Strata Title Management)

***CHAIRPERSON:*** *Stephen Neil (Strata Title Management) by invitation.*

**THERE BEING A QUORUM PRESENT THE CHAIRMAN DECLARED THE MEETING OPEN AT 10:00 AM.**

| ***Motion 1.*** | ***Minutes*** | ***Ordinary Resolution*** |
|---|---|---|
| **RESOLVED that** the minutes of the previous General Meeting be confirmed as a true and accurate account of the proceedings at that meeting. | | |

| *Motion 2.* | *Approval of Quotation - Water Ingress Remediation* | *Ordinary Resolution* |
|---|---|---|

**RESOLVED that** the Owners Corporation of Strata Plan 50785 accepts the quotation from J-Build dated 05/08/2023 as per the tender proposed for the remedial works attached in the amount of $1,576,728.00 Incl. GST

**AND**

**RESOLVED** that the Owners Corporation of Strata Plan 50785 accepts the fee estimate from Landlay for as per then Landlay tender assessment report attached in the amount of $126,058.00 Incl. GST

| *Motion 3.* | *Special Levy - Capital Works Fund* | *Ordinary Resolution* |
|---|---|---|

**RESOLVED that** the Owners Corporation – Strata Plan 50785 RESOLVES in accordance to Section 81 of the Strata Schemes Management Act 2015, that the Owners Corporation raise a special levy for the purpose of Water Ingress Remediation and determine that:

a) An amount of $800,000.00 including GST be raised by Special Levy to the Capital Works fund to cover the costs of Water Ingress Remediation;
and
b) The Special Levy is to be due and payable in TWO (2) equal instalments due on the 01/04/2024 and 01/07/2024 and that the Strata Managing Agent is authorised to serve written notice of such levy on each person liable to pay it in accordance to unit entitlement.

**THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 10:45 AM**



**Stephen Neil**
**STRATA TITLE MANAGEMENT**
Dated: 11 December 2023

# Strata Plan No. 50785
# 1McDonald St, Cronulla

## SPECIAL LEVY
## ADMIN FUND
## PROPOSED LOT SUMMARY
## 2 Instalments Due
## 01/04/2024 & 01/07/2024

| | Lot No | UE | Each Instalmen | Total Amount |
|---|---|---|---|---|
| | 1 | 78 | $ 3,120.00 | $ 6,240.00 |
| | 2 | 85 | $ 3,400.00 | $ 6,800.00 |
| | 3 | 95 | $ 3,800.00 | $ 7,600.00 |
| | 4 | 91 | $ 3,640.00 | $ 7,280.00 |
| | 5 | 96 | $ 3,840.00 | $ 7,680.00 |
| | 6 | 73 | $ 2,920.00 | $ 5,840.00 |
| | 7 | 74 | $ 2,960.00 | $ 5,920.00 |
| | 8 | 74 | $ 2,960.00 | $ 5,920.00 |
| | 9 | 74 | $ 2,960.00 | $ 5,920.00 |
| | 10 | 74 | $ 2,960.00 | $ 5,920.00 |
| | 11 | 73 | $ 2,920.00 | $ 5,840.00 |
| | 12 | 125 | $ 5,000.00 | $ 10,000.00 |
| | 13 | 44 | $ 1,760.00 | $ 3,520.00 |
| | 14 | 44 | $ 1,760.00 | $ 3,520.00 |
| | 15 | 75 | $ 3,000.00 | $ 6,000.00 |
| | 16 | 78 | $ 3,120.00 | $ 6,240.00 |
| | 17 | 78 | $ 3,120.00 | $ 6,240.00 |
| | 18 | 79 | $ 3,160.00 | $ 6,320.00 |
| | 19 | 78 | $ 3,120.00 | $ 6,240.00 |
| | 20 | 76 | $ 3,040.00 | $ 6,080.00 |
| | 21 | 112 | $ 4,480.00 | $ 8,960.00 |
| | 22 | 49 | $ 1,960.00 | $ 3,920.00 |
| | 23 | 50 | $ 2,000.00 | $ 4,000.00 |
| | 24 | 50 | $ 2,000.00 | $ 4,000.00 |
| | 25 | 50 | $ 2,000.00 | $ 4,000.00 |
| | 29 | 90 | $ 3,600.00 | $ 7,200.00 |
| | 30 | 53 | $ 2,120.00 | $ 4,240.00 |
| | 31 | 86 | $ 3,440.00 | $ 6,880.00 |
| | 32 | 88 | $ 3,520.00 | $ 7,040.00 |
| | 33 | 81 | $ 3,240.00 | $ 6,480.00 |
| | 34 | 75 | $ 3,000.00 | $ 6,000.00 |
| | 35 | 84 | $ 3,360.00 | $ 6,720.00 |
| | 36 | 71 | $ 2,840.00 | $ 5,680.00 |
| | 37 | 82 | $ 3,280.00 | $ 6,560.00 |
| | 38 | 59 | $ 2,360.00 | $ 4,720.00 |
| | 39 | 60 | $ 2,400.00 | $ 4,800.00 |
| | 40 | 65 | $ 2,600.00 | $ 5,200.00 |
| | 41 | 65 | $ 2,600.00 | $ 5,200.00 |
| | 42 | 70 | $ 2,800.00 | $ 5,600.00 |

| | | | | |
|---|---|---|---|---|
| | 43 | 90 | $ 3,600.00 | $ 7,200.00 |
| | 44 | 76 | $ 3,040.00 | $ 6,080.00 |
| | 45 | 85 | $ 3,400.00 | $ 6,800.00 |
| | 46 | 61 | $ 2,440.00 | $ 4,880.00 |
| | 47 | 66 | $ 2,640.00 | $ 5,280.00 |
| | 48 | 69 | $ 2,760.00 | $ 5,520.00 |
| | 49 | 68 | $ 2,720.00 | $ 5,440.00 |
| | 50 | 75 | $ 3,000.00 | $ 6,000.00 |
| | 51 | 100 | $ 4,000.00 | $ 8,000.00 |
| | 52 | 84 | $ 3,360.00 | $ 6,720.00 |
| | 53 | 92 | $ 3,680.00 | $ 7,360.00 |
| | 54 | 72 | $ 2,880.00 | $ 5,760.00 |
| | 55 | 64 | $ 2,560.00 | $ 5,120.00 |
| | 56 | 68 | $ 2,720.00 | $ 5,440.00 |
| | 57 | 64 | $ 2,560.00 | $ 5,120.00 |
| | 58 | 75 | $ 3,000.00 | $ 6,000.00 |
| | 59 | 110 | $ 4,400.00 | $ 8,800.00 |
| | 60 | 92 | $ 3,680.00 | $ 7,360.00 |
| | 61 | 100 | $ 4,000.00 | $ 8,000.00 |
| | 62 | 71 | $ 2,840.00 | $ 5,680.00 |
| | 63 | 66 | $ 2,640.00 | $ 5,280.00 |
| | 64 | 70 | $ 2,800.00 | $ 5,600.00 |
| | 65 | 72 | $ 2,880.00 | $ 5,760.00 |
| | 66 | 88 | $ 3,520.00 | $ 7,040.00 |
| | 67 | 115 | $ 4,600.00 | $ 9,200.00 |
| | 68 | 96 | $ 3,840.00 | $ 7,680.00 |
| | 69 | 105 | $ 4,200.00 | $ 8,400.00 |
| | 70 | 76 | $ 3,040.00 | $ 6,080.00 |
| | 71 | 72 | $ 2,880.00 | $ 5,760.00 |
| | 72 | 73 | $ 2,920.00 | $ 5,840.00 |
| | 73 | 74 | $ 2,960.00 | $ 5,920.00 |
| | 74 | 90 | $ 3,600.00 | $ 7,200.00 |
| | 75 | 120 | $ 4,800.00 | $ 9,600.00 |
| | 76 | 116 | $ 4,640.00 | $ 9,280.00 |
| | 77 | 115 | $ 4,600.00 | $ 9,200.00 |
| | 78 | 90 | $ 3,600.00 | $ 7,200.00 |
| | 79 | 74 | $ 2,960.00 | $ 5,920.00 |
| | 80 | 71 | $ 2,840.00 | $ 5,680.00 |
| | 81 | 77 | $ 3,080.00 | $ 6,160.00 |
| | 82 | 95 | $ 3,800.00 | $ 7,600.00 |
| | 83 | 135 | $ 5,400.00 | $ 10,800.00 |
| | 84 | 129 | $ 5,160.00 | $ 10,320.00 |
| | 85 | 143 | $ 5,720.00 | $ 11,440.00 |
| | 86 | 100 | $ 4,000.00 | $ 8,000.00 |
| | 87 | 86 | $ 3,440.00 | $ 6,880.00 |
| | 88 | 86 | $ 3,440.00 | $ 6,880.00 |
| | 89 | 198 | $ 7,920.00 | $ 15,840.00 |
| | 90 | 155 | $ 6,200.00 | $ 12,400.00 |
| | 91 | 138 | $ 5,520.00 | $ 11,040.00 |
| | 92 | 155 | $ 6,200.00 | $ 12,400.00 |
| | 93 | 154 | $ 6,160.00 | $ 12,320.00 |

| | | | | |
|---|---|---|---|---|
| | 94 | 141 | $ 5,640.00 | $ 11,280.00 |
| | 95 | 141 | $ 5,640.00 | $ 11,280.00 |
| | 96 | 151 | $ 6,040.00 | $ 12,080.00 |
| | 97 | 165 | $ 6,600.00 | $ 13,200.00 |
| | 98 | 146 | $ 5,840.00 | $ 11,680.00 |
| | 99 | 165 | $ 6,600.00 | $ 13,200.00 |
| | 100 | 155 | $ 6,200.00 | $ 12,400.00 |
| | 101 | 143 | $ 5,720.00 | $ 11,440.00 |
| | 102 | 143 | $ 5,720.00 | $ 11,440.00 |
| | 103 | 161 | $ 6,440.00 | $ 12,880.00 |
| | 104 | 378 | $ 15,120.00 | $ 30,240.00 |
| | 105 | 391 | $ 15,640.00 | $ 31,280.00 |