



BODY CORPORATE SOLUTIONS

PO Box 45936 Sydney, NSW 2000
Tel: 02 98898325 Mobile: 0410 871 440
Email: admin@SSMBodyCorporateSolutions.com.au
ABN: 32 075 730 230 Lic. Real Estate Agent

MINUTES OF ADJOURNED ANNUAL GENERAL MEETING Strata Plan No. 44070

DATE & TIME Tuesday 22 November 2022 at 1:00 PM
LOCATION 265 Elizabeth Street, Sydney NSW, Australia
Function Area 1

ATTENDANCE

Present

Olivia Muller Lot 4

In Attendance

Nil

Pre-Meeting Voting

Vicky Mutton Lot 3 & 14

Apologies

Joshua Keith Thompson Lot 10

Proxies

Nil

Power of Attorney

Nil

Nominees

Nil

Chairperson

Weir Ian

QUORUM

The Chairperson advised that a quorum was not present. Under the Strata Schemes Management Act 2015, a quorum is formed if not less than one quarter of the persons entitled to vote are present personally or by proxy.



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ADJOURNMENT

As the quorum was not achieved, the meeting was adjourned for 7 days, as per the requirements of the Strata Schemes Management Act 2015.

Next meeting to be reconvened on

Wednesday 23 November 2022 at 2:30 PM
265 Elizabeth Street, Sydney NSW, Australia
Function Area 1

Meeting adjourned on

Tuesday 22 November 2022 at 1:38 PM



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MINUTES OF RECONVENED ANNUAL GENERAL MEETING Strata Plan No. 44070

DATE & TIME Wednesday 23 November 2022 at 2:30 PM
LOCATION 265 Elizabeth Street, Sydney NSW, Australia
Function Area 1

ATTENDANCE

Present

Olivia Muller	Lot 4
Dale Meehan	Lot 11 & 76
Graham Osborn	Lot 24
Albert Witchard	Lot 32

In Attendance

Nil

Pre-Meeting Voting

Vicky Mutton	Lot 3 & 14
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Apologies

Joshua Keith Thompson	Lot 10
Marea Anne McLachlan	Lot 29

Proxies

Ruby Westley	Representing Lot 33 George Severance
Zander Dutton	Representing Lot 51 Shaun Pickett & Rungthip Pickett

Power of Attorney

Alan Quach	Representing Lot 12 Robert Pu-Yu Moh
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Nominees

Zander Flemler	Representing Lot 13 Zander Supplies Pty Ltd
Desiree Grace Fernandez	Representing Lot 89 Australian Podiatry Association

Chairperson

Weir Ian

QUORUM

The Chairperson advised that a quorum was represented. Under the Strata Schemes Management Act 2015, a quorum is formed if not less than one quarter of the persons entitled to vote are present personally or by proxy.

Meeting opened on Wednesday 23 November 2022 at 2:37 PM

1. MINUTES

RESOLVED that the minutes of the last general meeting of the Owners Corporation held on 19 November 2021 be adopted as a true and accurate record of the proceedings of that meeting.

MOTION CARRIED

2. FINANCIAL STATEMENTS

RESOLVED that the key financial statements for the Administrative Fund and Capital Works Funds for the year ending 30 June 2022 as presented to the meeting, be adopted and confirmed by the Owners Corporation.

MOTION CARRIED

3. ADMINISTRATIVE FUND CONTRIBUTIONS

RESOLVED that the amount of money the Owners Corporation will need to credit to its Administrative Fund for actual and expected expenditure is estimated in accordance with section 79(1) of the Strata Schemes Management Act 2015. Contributions to the Administrative Fund are determined in accordance with section 81(1) of the Strata Schemes Management Act 2015 at **\$560,000** plus GST

That the contributions to the Administrative Fund be paid in four (4) installments being:

Levy Status	Due Date	Amount
Issued	01/06/2022	\$146,000
Issued	01/09/2022	\$138,000
To be issued	01/12/2022	\$138,000
To be issued	01/03/2023	\$138,000

And, that the Administrative Fund contributions be continued at quarterly intervals until further notice.

MOTION CARRIED

4. CAPITAL WORKS FUND CONTRIBUTIONS

That the amount of money the Owners Corporation will need to credit to its Capital Works Fund for actual and expected expenditure is estimated in accordance with section 79(2) of the Strata Schemes Management Act 2015. Contributions to the Capital Works Fund determined in accordance with section 81(1) of the Strata Schemes Management Act 2015 are at **\$75,000** plus GST.

That the contributions to the Capital Works Fund be paid in quarterly installments being:

Levy Status	Due Date	Amount
Issued	01/06/2022	\$20,000
Issued	01/09/2022	\$18,333
To be issued	01/12/2022	\$18,333
To be issued	01/03/2023	\$18,333

That the Capital Works Fund contributions be continued at quarterly intervals until further notice.

MOTION TO ACCEPT AMENDMENT

That the persons present and entitled to vote agree to the amendment of the motion.

MOTION CARRIED

[AMENDED] CAPITAL WORKS FUND CONTRIBUTIONS

RESOLVED that the amount of money the Owners Corporation will need to credit to its Capital Works Fund for actual and expected expenditure is estimated in accordance with section 79(2) of the Strata Schemes Management Act 2015. Contributions to the Capital Works Fund determined in accordance with section 81(1) of the Strata Schemes Management Act 2015 are at **\$73,332** plus GST.

That the contributions to the Capital Works Fund be paid in quarterly installments being:

Levy Status	Due Date	Amount
Issued	01/06/2022	\$18,333
Issued	01/09/2022	\$18,333
To be issued	01/12/2022	\$18,333
To be issued	01/03/2023	\$18,333

That the Capital Works Fund contributions be continued at quarterly intervals until further notice.

MOTION CARRIED

5. MEMBERS OF THE COMMITTEE

It was resolved that the following nominees were elected to the committee:



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Member Name	Lot Number	
Barry Joesph Allan	Lot 30	Self-Nominated
Barry McLachlan	Lot 29	Self-Nominated
Daisy Anne Meehan	Lot 8	Summer Bridges
Olivia Muller	Lot 4	Self-Nominated
Vicky Mutton	Lot 3	Self-Nominated
Jill Tappert	Lot 36	Self-Nominated
Josh Thompson	Lot 9	Self-Nominated

6. OWNERS CORPORATION REPRESENTATIVE ON BUILDING MANAGEMENT COMMITTEE

DEFEATED that the Owners Corporation appoint **Barry Joesph Allan** for the purpose of representing the Owners Corporation on the Building Management Committee. And that, the Owners Corporation appoint **Neill Witchard** as a substitute for the purpose of representing the Owners Corporation on the Building Management Committee.

MOTION DEFEATED

7. RELOCATION OF ENTRY DOOR FOR STORAGE FACILITY

That the Owners of Lot 10 be authorised to relocate the entry of the door to the storage facility to the location specified in council approved plans - dated **16 February 2022**. The relocation of the door should be at no cost to the Owners. Quotations for the relocation are attached.

MOTION WITHDRAWN - Owner has asked for the motion to be withdrawn in order to obtain a third quote.

a. STROUD RENOVATIONS PTY LTD

At a cost of **\$3,387.45** including GST.

b. THOMAS ENGINEERING

At a cost of **\$2,450.46** including GST.

8. BRUSH FENCE - REMOVE TEMPORARY FENCING

RESOLVED that the temporary fence that was erected along the brush fence is removed as per the decision of the Strata Committee on **3 March 2022**. The foliage of the brush fence has reached a height of 2.7m and the desired coverage is now sufficient enough for the temporary fence to be removed. Quotations are attached.

OPTION SELECTED - b. GK FENCING

a. GENERAL MAINTENANCE CONTRACTOR - JEFF BANKS

At a cost of **\$295.00** including GST.

b. GK FENCING

At a cost of **\$350.00** including GST.

9. BARBECUE MAINTENANCE

That the Owners Corporation will undertake extensive remodelling of the barbecue and the associated common area.

MOTION OUT OF ORDER - Substance of the motion was not included in the agenda of the meeting

10. CLOTHES LINE PROPOSALS

RESOLVED that the Owners Corporation review, approve and appoint one of the following trades to undertake the supply and installation of replacement common clotheslines for use by all occupants.

MOTION CARRIED - b. PRESTIGIOUS BUILDING

a. ALTECARE BUILDING

At a cost of **\$1,595.00** including GST



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b. PRESTIGIOUS BUILDING

At a cost of **\$2,640.00** including GST

There being no further business the chairperson declared the meeting closed.

Meeting closed on Wednesday 23 November 2022 at 3:16 PM

On behalf of the Secretary

All correspondence to:
The Secretary, Barry Joseph Allan
UNIT 6 120 MARINE PARADE
SOUTHPORT 4207
Email lweir@test.com
