



BODY CORPORATE SOLUTIONS

PO Box 45936 Nightcliff, NT08100  
Tel: 08 98898325 Mobile: 0410 871 440  
Email: admin@SSMBodyCorporateSolutions.com.au  
ABN: 32 075 730 230 Lic. Real Estate Agent

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**NOTICE OF  
ANNUAL GENERAL  
MEETING  
GULLA AT NIGHTCLIFF U.T.S. 74321**

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<b>MEETING DATE</b>	Thursday 08 December 2022
<b>MEETING TIME</b>	9:00 AM
<b>MEETING LOCATION</b>	6 Banksia Street, Nightcliff NT, Australia Pool and Recreation Room

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## NOTICE OF ANNUAL GENERAL MEETING GULLA AT NIGHTCLIFF U.T.S. 74321

**MEETING DATE & TIME** Thursday 08 December 2022 at 9:00 AM  
**LOCATION** 6 Banksia Street, Nightcliff NT, Australia  
Pool and Recreation Room  
**NOTICE ISSUED** Wednesday 07 December 2022

The agenda lists the items of business and motions to be considered at the meeting.

### 1. CONFIRMATION OF MINUTES Ordinary Resolution

That the Minutes from the previous Annual General Meeting of **28 November 2021**, be accepted as a true and correct recording of the proceedings.

### 2. FINANCIAL STATEMENT Ordinary Resolution

That the financial statement for the financial year ending **30 June 2022**, be accepted as presented.

### 3. PROPOSED BUDGET Majority Resolution

That the proposed budget for the **1 July 2022 to 30 June 2023** financial period of the corporation be accepted and that the combined contributions are raised quarterly, with levies due and payable on the first day of each quarter.

Administrative Fund:	<b>\$335,000.00</b>
Sinking Fund:	<b>\$30,800.00</b>

### 4. INSURANCE Ordinary Resolution

That a replacement cost valuation be completed, and that quotes are sought for insurance at the value identified in the valuation prior to renewal. The quotes will be referred to the Committee for approval.

The current insurance is as detailed below:

Insurer	SST Insurance Brokers
Building Cover	\$6,000,000.00
Legal Liability	\$20,000,000.00
Office Bearers Liability	\$500,000.00
Basic Excess	\$500.00 per claim

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## 5. ELECTION OF COMMITTEE

That at least two (2) and no more than seven (7) committee members are elected for the 12 month period.

### NOMINEES

Rachel Lindsay  
Olga Carlton  
Nicholas Chapman  
Irene Sampson-Smith  
Mark David Durrell  
Hakan Halil Tuncel  
Deborah Ralston  
Alice Mary Baker

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## 6. SAFETY AUDIT

**Resolution without Dissent**

That the corporation obtains a risk and hazard report to identify any hazards, risks or maintenance, including preventative, that may impact the safety of the common property. Once complete the report shall be referred to the committee for consideration and possible action.

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## 7. RETAINING WALL REPAIRS

**Ordinary Resolution**

Submitted By Owner  
Rachel Lindsay, Lot 9

That the three (3) quotations received for repairs to the front retaining wall are considered and that the preferred contractor is selected to proceed with these works.

### a. V&T GARDEN LANDSCAPING - BRICK WALL

The retaining wall will be repaired with bricks that have been selected to be close to the colour/pattern used in the remaining wall.  
Cost **\$6,950.00**

### b. LESLEY GARDENING AND LANDSCAPING - BRICK WALL

The retaining wall will be repaired with bricks that have been selected to be close to the colour/pattern used in the remaining wall.  
Cost **\$7,350.00**

**c. V&T GARDEN LANDSCAPING - MODULAR WALL**

The damaged section of the retaining wall will be repaired with modular bricks that have been selected to be close to the colour/pattern used in the remaining wall.

Cost **\$5,650.00**

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**8. POOL HEATER**

**Ordinary Resolution**

That a pool heater is supplied and installed in the buildings pool, and further that **\$9,000.00** be allocated from the Sinking Fund to cover the cost of the installation.

**a. BLUE HAVEN POOLS AND SUPPLIES - SOLAR HEATING**

Quote has been provided for the supply and installation of **solar heating** for the pool.

Cost : **\$8,950.00**

**b. BLUE HAVEN POOLS AND SUPPLIES - GAS HEATING**

Quote has been provided for the supply and installation of **gas heating** for the pool.

Cost : **\$9,320.70**

**c. NIGHTCLIFF POOLS - SOLAR HEATING**

Quote has been provided for the supply and installation of **solar heating** for the pool.

Cost : **\$8,315.00**

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**9. STAIRWELL LIGHTING**

**Ordinary Resolution**

Submitted By Owner

Rachel Lindsay, Lot 9

That **Franks Electrical Works** be engaged to install five (5) new sensor lights along the driveway and in the common area.

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**10. BUILDING PAINT REPAIR**

**Ordinary Resolution**

Submitted By Owner

Therese Anne Reeves, Lot 19

That the common area is repainted due to the building paint peeling off. A quote has been provided.



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# VOTING PAPER

## GULLA AT NIGHTCLIFF U.T.S. 74321

**MEETING DATE & TIME** Thursday 08 December 2022 at 9:00 AM

To vote on these motions using this voting paper:

1. Tick Yes, No or Abstain then sign the bottom of each page.
2. Please forward to:  
The Secretary, Irene Sampson-Smith  
2 Test street  
Email: [sam.muir@test.com](mailto:sam.muir@test.com)

### 1. CONFIRMATION OF MINUTES

**Ordinary Resolution**

That the Minutes from the previous Annual General Meeting of **28 November 2021**, be accepted as a true and correct recording of the proceedings.

Yes  No  Abstain

### 2. FINANCIAL STATEMENT

**Ordinary Resolution**

That the financial statement for the financial year ending **30 June 2022**, be accepted as presented.

Yes  No  Abstain

### 3. PROPOSED BUDGET

**Majority Resolution**

That the proposed budget for the **1 July 2022 to 30 June 2023** financial period of the corporation be accepted and that the combined contributions are raised quarterly, with levies due and payable on the first day of each quarter.

Administrative Fund: **\$335,000.00**  
Sinking Fund: **\$30,800.00**

Yes  No  Abstain

Name of Voters: \_\_\_\_\_

Signature/s of Voter/s: \_\_\_\_\_ Lot No/s: \_\_\_\_\_ Date: \_\_\_\_\_

## 4. INSURANCE

### Ordinary Resolution

That a replacement cost valuation be completed, and that quotes are sought for insurance at the value identified in the valuation prior to renewal. The quotes will be referred to the Committee for approval.

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Office Bearers Liability	\$500,000.00
Basic Excess	\$500.00 per claim

Yes

No

Abstain

## 6. SAFETY AUDIT

### Resolution without Dissent

That the corporation obtains a risk and hazard report to identify any hazards, risks or maintenance, including preventative, that may impact the safety of the common property. Once complete the report shall be referred to the committee for consideration and possible action.

Yes

No

Abstain

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### Ordinary Resolution

Submitted By Owner

Rachel Lindsay, Lot 9

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Cost **\$6,950.00**

Name of Voters: \_\_\_\_\_

Signature/s of Voter/s: \_\_\_\_\_ Lot No/s: \_\_\_\_\_ Date: \_\_\_\_\_

**b. LESLEY GARDENING AND LANDSCAPING - BRICK WALL** Yes

The retaining wall will be repaired with bricks that have been selected to be close to the colour/pattern used in the remaining wall.  
Cost **\$7,350.00**

**c. V&T GARDEN LANDSCAPING - MODULAR WALL** Yes

The damaged section of the retaining wall will be repaired with modular bricks that have been selected to be close to the colour/pattern used in the remaining wall.  
Cost **\$5,650.00**

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**8. POOL HEATER** **Ordinary Resolution**

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Yes       No       Abstain

**a. BLUE HAVEN POOLS AND SUPPLIES - SOLAR HEATING** Yes

Quote has been provided for the supply and installation of **solar heating** for the pool.  
Cost : **\$8,950.00**

**b. BLUE HAVEN POOLS AND SUPPLIES - GAS HEATING** Yes

Quote has been provided for the supply and installation of **gas heating** for the pool.  
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Quote has been provided for the supply and installation of **solar heating** for the pool.  
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Name of Voters: \_\_\_\_\_

Signature/s of Voter/s: \_\_\_\_\_ Lot No/s: \_\_\_\_\_ Date: \_\_\_\_\_

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Yes

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Abstain

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Signature/s of Voter/s: \_\_\_\_\_ Lot No/s: \_\_\_\_\_ Date: \_\_\_\_\_