



PO Box 45936 Nightcliff, NT08100
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ABN: 32 075 730 230 Lic. Real Estate Agent

BODY CORPORATE SOLUTIONS

MINUTES OF ADJOURNED ANNUAL GENERAL MEETING GULLA AT NIGHTCLIFF U.T.S. 74321

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

ATTENDANCE

Present

Rachel Susan Lindsay Lot 9

In Attendance

George Gianopolis Caretaker
Mrs Sam Muir Body Corp. Manager

Pre-Meeting Voting

Melissa Prudames Lot 13
Alexander Charles Petrie Lot 21

Apologies

Nil

Proxies

Lei Marakthork Representing Lot 32 Mai Tatekawa

Power of Attorney

Yasmin Otterly Representing Lot 10 David Keith Turner

Nominees

Carol Goldberg from Harcourts Nightcliff Representing Lot 1 Harcourts Nightcliff

Chairperson

Rachel Susan Lindsay

QUORUM

The Chairperson advised that a quorum was not present. Under the Unit Titles Schemes (Management Modules) Regulations 2009, a quorum exists if persons who together have the right to vote in relation to at least 50% of the total interest entitlements of the scheme are present at the meeting.



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ADJOURNMENT

Quorum was not met, therefore the meeting was adjourned to another day and time.

Next meeting to be reconvened on

Friday 09 December 2022 at 9:00 AM
6 Banksia Street, Nightcliff NT, Australia
Pool and Recreation Room

Meeting adjourned on

Thursday 08 December 2022 at 9:34 AM



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MINUTES OF RECONVENED ANNUAL GENERAL MEETING GULLA AT NIGHTCLIFF U.T.S. 74321

DATE & TIME Friday 09 December 2022 at 9:00 AM
LOCATION 6 Banksia Street, Nightcliff NT, Australia
Pool and Recreation Room

ATTENDANCE

Present

Rachel Susan Lindsay	Lot 9
Irene Sampson-Smith	Lot 17
Wesley Paul Sherwin	Lot 25

In Attendance

George Gianopolis	Caretaker
Mrs Sam Muir	Body Corp. Manager

Pre-Meeting Voting

Melissa Prudames	Lot 13
Alexander Charles Petrie	Lot 21

Apologies

Renee Marsh	Lot 7
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Proxies

Jasper Durrell	Representing Lot 18 Mark David Durrell & Grace Anne Durrell
Lei Marakthork	Representing Lot 32 Mai Tatekawa

Power of Attorney

Yasmin Otterly	Representing Lot 10 David Keith Turner
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Nominees

Carol Goldberg	Representing Lot 1 Harcourts Nightcliff
Harold Williams	Representing Lot 3 Thomas Morgan Pty Ltd
Dianne Stockbridge	Representing Lot 4 Di's Sandwich House

Chairperson

Rachel Susan Lindsay

QUORUM

The Chairperson advised that a quorum was represented. Under the Unit Title Schemes (Management Modules) Regulations 2009, a quorum exists if persons who together have the right to vote in relation to at least 50% of the total interest entitlements of the scheme are present at the meeting.

Meeting opened on Friday 09 December 2022 at 9:02 AM

1. CONFIRMATION OF MINUTES

Ordinary Resolution

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

MOTION CARRIED

Votes: Yes **9** No **1** Abstain **1**

2. FINANCIAL STATEMENT

Ordinary Resolution

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

MOTION CARRIED

Votes: Yes **10** No **1** Abstain **0**

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

MOTION TO ACCEPT AMENDMENT

Ordinary Resolution

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

MOTION CARRIED

Votes: Yes **9** No **0** Abstain **0**

[AMENDED] PROPOSED BUDGET

Majority Resolution

DEFEATED 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: **\$32,800.00**

MOTION DEFEATED

Votes: Yes **9** No **2** Abstain **0**

4. INSURANCE

Ordinary Resolution

RESOLVED 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

MOTION CARRIED

Votes: Yes **11** No **0** Abstain **0**

5. ELECTION OF COMMITTEE

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

Member Name	Lot Number
Alice Mary Baker	Lot 29
Olga Carlton	Lot 12
Mark David Durrell	Lot 18
Hakan Halil Tuncel	Lot 20
Rachel Lindsay	Lot 9
Deborah Ralston	Lot 27
Irene Sampson-Smith	Lot 17

6. SAFETY AUDIT

Resolution without Dissent

DEFEATED 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.

MOTION DEFEATED

Votes: Yes **8** No **3** Abstain **0**

7. RETAINING WALL REPAIRS

Ordinary Resolution

RESOLVED 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.

OPTION SELECTED - a. V&T GARDEN LANDSCAPING - BRICK WALL

Votes: 5

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**

Votes: 4

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**

Votes: 2

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**

8. POOL HEATER

Ordinary Resolution

RESOLVED 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.

MOTION CARRIED - a. BLUE HAVEN POOLS AND SUPPLIES - SOLAR HEATING

Votes: Yes **9** No **2** Abstain **0**

a. BLUE HAVEN POOLS AND SUPPLIES - SOLAR HEATING

Votes: 8

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

Votes: 1

Quote has been provided for the supply and installation of **gas heating** for the pool.
Cost : **\$9,320.70**

c. NIGHTCLIFF POOLS - SOLAR HEATING

Votes: 0

Quote has been provided for the supply and installation of **solar heating** for the pool.
Cost : **\$8,315.00**

9. STAIRWELL LIGHTING

Ordinary Resolution

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

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

Votes: Yes **0** No **0** Abstain **0**

10. BUILDING PAINT REPAIR

Ordinary Resolution

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

MOTION WITHDRAWN - Owner has requested the motion be withdrawn until further quotes are obtained.

Votes: Yes **0** No **0** Abstain **0**

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

Meeting closed on Friday 09 December 2022 at 10:11 AM

On behalf of the Secretary

All correspondence to:
The Secretary, Irene Sampson-Smith
2 Test street
Email sam.muir@test.com
