



BODY CORPORATE SOLUTIONS

PO Box 45936 Blackwood, SA 5051
Tel: 08 98898325 Mobile: 0410 871 440
Email: admin@SSMBodyCorporateSolutions.com.au
ABN: 32 075 730 230 Lic. Real Estate Agent

NOTICE OF ANNUAL GENERAL MEETING

Strata Corporation 59961 Inc

MEETING DATE & TIME Monday 05 December 2022 at 4:00 PM

LOCATION 5 Main Road, Belair SA, Australia
Recreation Room

NOTICE ISSUED Wednesday 30 November 2022

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

1. CONFIRMATION OF PREVIOUS MINUTES **Ordinary Resolution**

That the Minutes of the previous Annual General Meeting held on Tuesday, 30 November 2021, be accepted as a true and accurate record.

2. FINANCIAL STATEMENT **Ordinary Resolution**

That the financial statement as circulated to Owners for the period 1 July 2021 to 30 June 2022 be accepted and adopted as tabled.

The financial statement indicated the following:

	Income	Expenses	Surplus/Deficit
Administrative Fund	\$ 35,500.00	\$ 18,140.60	\$ 17,359.40
Sinking Fund	\$ 5,000.00	\$ 1,200.00	\$ 3,800.00

3. ELECTION OF OFFICERS

That the Office Bearers are elected and constitute a Management Committee.

4. INSURANCE REVIEW

Ordinary Resolution

That Management obtain a quote to increase the common property value to **\$600,000** to cover the 3% CPI increase, and present it to the Office Bearers to approve the value and date to implement the revised policy.

Current policy details are:

Policy Held With:	SIS Insurance Brokers
Common Property Insured:	\$580,000
Legal Liability :	\$20,000,000
Premium :	\$2,340.00

5. GARDEN MAINTENANCE

Ordinary Resolution

That the Corporation seek a new contractor for fortnightly garden maintenance and cleaning of common property.

a. CJROYANS GARDEN MAINTENANCE

At a cost of **\$210.00** including GST a fortnight, equating to **\$5,040.00 annually**.

b. PETER AND FINLEY STRATA MAINTENANCE

At a cost of **\$230.50** including GST a fortnight, equating to **\$5,532.00 annually**.

c. WHITE LION LAWN & GARDEN SOLUTIONS

At a cost of **\$195.50** including GST a fortnight, equating to **\$4,692.00 annually**.

6. TREE ASSESSMENT AND MAINTENANCE

Ordinary Resolution

That as per the agreement in the previous Annual General Meeting, tree assessment and maintenance will be undertaken on an annual basis until such time that the Corporation rules it is no longer necessary. Quotes have been obtained for review and approval.



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a. JT TREE SERVICES

\$250 including GST for the annual assessment.
\$105 including GST per hour for required maintenance.

b. ARBORIST OPERATIONS

\$295 including GST for the annual assessment.
\$115 including GST per hour for required maintenance.

c. RIVERDALE TREE AND LOPPING SERVICES

\$275 including GST for the annual assessment.
\$125 including GST per hour for required maintenance.

7. ROOF AND GUTTERS

Ordinary Resolution
Submitted By Owner
David Shang, Lot 14

That the roof and gutters that were damaged as a result of falling branches during recent storms are repaired ASAP.

8. COMMON DRIVEWAY MAINTENANCE

Ordinary Resolution
Submitted By Owner
Neville Garrison, Lot 5

That the large crack that has appeared in the concrete at the entrance of Unit 5's driveway be repaired with the funds to come from the maintenance fund.



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9. SOLAR PANEL INSTALLATION

Special Resolution

That all owners be given approval for the installation of a solar panel system to be installed on any part of the roof, in accordance with building and council codes. All costs associated with the installation and maintenance of the solar panels are to be the responsibility of the owner.

10. BUDGET AND LEVIES

Ordinary Resolution

That the Administration Fund and Sinking Fund budgets as discussed and presented at the Annual General Meeting, be adopted for the current year 1st July 2022 to 30th June 2023.

Budget – 1 July 2022 to 30 June 2023

Expenditure	Budget
Bank Charges	\$40.00
Electricity	\$520.00
Gardening	\$6,000.00
Insurance	\$2,340.00
Maintenance	\$507.00
Management Fees	\$2,310.00
Meeting Fees	\$210.00
ADMINISTRATIVE FUND	\$11,927.00
SINKING FUND	\$2,650.00

Levies – 1 July 2022 to 30 June 2023

Unit Fees	Total	Cost per Unit
Administrative Fund	\$11,927.00	\$397.56
Sinking Fund	\$2,650.00	\$88.30
Total	\$14,577.00	\$485.86

Levy	Payment Date	Cost per Unit
01 July 2022 – 30 September 2022	Issued	\$121.45
01 October 2022 – 31 December 2022	Issued	\$121.45
01 January 2023 – 31 March 2023	01 January 2023	\$121.45
01 April 2023 – 30 June 2023	01 April 2023	\$121.45



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ONLINE VOTING

OPEN DATE & TIME Monday 05 December 2022 at 2:00 PM
CLOSE DATE & TIME Monday 05 December 2022 at 3:00 PM

Electronic voting will be conducted via the VoteMax system and in accordance with the instructions contained on the VoteMax system. You may access VoteMax through your StrataMax online portal at the following web address <http://www.stratamax.com.au/votemax>. To submit your electronic votes please follow the instructions on the VoteMax system and ensure that you declare your votes on the final page



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ELECTION OF COMMITTEE

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A ballot for the committee is only required if there are multiple candidates for a particular position.

A proxy cannot be used for the election of committee.

PRESIDING OFFICER (Ballot Required)

Nominee Name	Status	Nomination By Details	
Naomi Brown	Owner	Self-Nominated	<input type="checkbox"/>
Wesley Jones	Owner	Self-Nominated	<input type="checkbox"/>
Ewan McDonald	Owner	Self-Nominated	<input type="checkbox"/>
Trinity Powerston	Owner	Self-Nominated	<input type="checkbox"/>

SECRETARY

Nominee Name	Status	Nomination By Details	
Wesley Jones	Owner	Self-Nominated	Elected Unopposed

TREASURER

Nominations to be taken from the floor.

ORDINARY COMMITTEE MEMBERS

Nominations to be taken from the floor.

Name/s of voter/s _____

Signature/s of voter/s: _____ Lot No/s: _____ Date: _____