

MINUTES OF ADJOURNED ANNUAL GENERAL MEETING Strata Corporation 59961 Inc

DATE & TIME Monday 05 December 2022 at 4:00 PM
LOCATION 5 Main Road, Belair SA, Australia
Recreation Room

ATTENDANCE

Present

Rachel Elizabeth Howard Lot 20

In Attendance

George Gianopolis Caretaker
Mrs Sam Muir Body Corp. Manager

Pre-Meeting Voting

(David) Shang Lot 14

Apologies

Nil

Proxies

Verity Garrison Representing Lot 5 Barbara Anne Garrison & Neville Garrison

Power of Attorney

Nil

Nominees

Earl Larmar from Blackwood Bakery Representing Lot 1 Blackwood Bakery
Harry Venice from Harry's at Blackwood Representing Lot 4 Harry's at Blackwood

Chairperson

Mrs Sam Muir

QUORUM

The Chairperson advised that a quorum was not present. Under the Strata Titles Act 1998, a quorum is constituted when persons entitled to vote in respect of not less than one half of the units, are present at the meeting when it proceeds to business.



BODY CORPORATE SOLUTIONS

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ABN: 32 075 730 230 Lic. Real Estate Agent

ADJOURNMENT

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

Next meeting to be reconvened on

Tuesday 06 December 2022 at 4:00 PM
5 Main Road, Belair SA, Australia
Recreation Room

Meeting adjourned on

Monday 05 December 2022 at 4:35 PM

MINUTES OF RECONVENED ANNUAL GENERAL MEETING Strata Corporation 59961 Inc

DATE & TIME Tuesday 06 December 2022 at 4:00 PM
LOCATION 5 Main Road, Belair SA, Australia
Recreation Room

ATTENDANCE

Present

Anneliese McKinley	Lot 17
Rachel Elizabeth Howard	Lot 20
Ewan Peter McDonald	Lot 28 & 29

In Attendance

George Gianopolis	Caretaker
Mrs Sam Muir	Body Corp. Manager

Pre-Meeting Voting

(David) Shang	Lot 14
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Apologies

Jorga Springfield	Lot 23
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Proxies

Verity Garrison	Representing Lot 5 Barbara Anne Garrison & Neville Garrison
Marion Lee	Representing Lot 26 Yugo Adhistira

Power of Attorney

Justin Colter Gilbert	Representing Lot 8 Ed Grimes & Penelope Grimes
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Nominees

Earl Larmar	Representing Lot 1 Blackwood Bakery
Sascha Powell	Representing Lot 2 Sascha's Flowers and Gifts
Harry Venice	Representing Lot 4 Harry's at Blackwood

Chairperson

Mrs Sam Muir

QUORUM

The Chairperson advised that a quorum was represented. Under the Strata Titles Act 1988, a quorum is constituted when persons entitled to vote in respect of not less than one half of the units, are present at the meeting when it proceeds to business.

Meeting opened on Tuesday 06 December 2022 at 4:04 PM

1. CONFIRMATION OF PREVIOUS MINUTES

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

MOTION CARRIED

2. FINANCIAL STATEMENT

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

MOTION TO ACCEPT AMENDMENT

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

MOTION CARRIED

[AMENDED] FINANCIAL STATEMENT

RESOLVED 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	\$ 36,500.00	\$ 18,140.60	\$ 18,359.40
Sinking Fund	\$ 5,000.00	\$ 1,200.00	\$ 3,800.00

MOTION CARRIED

3. ELECTION OF OFFICERS

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

Member Name	Lot Number
Naomi Brown	Lot 24
Wesley Jones	Lot 6

4. INSURANCE REVIEW

RESOLVED 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

MOTION CARRIED

5. GARDEN MAINTENANCE

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

MOTION CARRIED - c. WHITE LION LAWN & GARDEN SOLUTIONS

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

RESOLVED 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.

OPTION SELECTED - a. ARBORIST OPERATIONS

a. ARBORIST OPERATIONS

\$295 including GST for the annual assessment.

\$115 including GST per hour for required maintenance.

b. JT TREE SERVICES

\$250 including GST for the annual assessment.

\$105 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

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

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

8. COMMON DRIVEWAY MAINTENANCE

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.

MOTION WITHDRAWN - Owner has requested the motion be withdrawn to obtain quotes.

9. SOLAR PANEL INSTALLATION

DEFEATED 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.

MOTION DEFEATED

10. BUDGET AND LEVIES

RESOLVED 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



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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

MOTION CARRIED

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

Meeting closed on Thursday 19 May 2022 at 4:16 PM

On behalf of the Secretary

All correspondence to:
The Secretary, Marjory Jaramillo
2 Test street
Email sam.muir@test.com
