
NOTICE OF OWNERS CORPORATION COMMITTEE MEETING CLUSTER PLAN NO. RP11248

MEETING DATE & TIME Monday 24 October 2022 at 3:00 PM
LOCATION 198 Swan Street, Richmond VIC, Australia,
NOTICE ISSUED Thursday 29 September 2022

ONLINE VOTING

OPEN DATE & TIME Thursday 29 September 2022 at 3:00 PM
CLOSE DATE & TIME Monday 24 October 2022 at 1:00 PM

Electronic voting will be conducted via the VoteMax system and in accordance with the instructions contained on the voting paper and 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.

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

WELCOME

CONFIRMATION OF QUORUM

1. CONFIRMATION OF MINUTES

That the previous minutes dated **14th of July 2022** as presented, are accepted as an accurate record of that meeting.

Yes No Abstain

2. MANAGERS COMMITTEE REPORT & CORRESPONDENCE

That the Managers report for the period of 15th of October 2021 through to 14th of September 2022, as tabled and presented, be accepted along with all correspondence.

Yes No Abstain

3. BRUSH FENCE

That the brush fence is removed by the selected contractor as per the Owners Corporation decision on the 11th of August 2022. The foliage has reached a height of 2.7m and has sufficient density providing the necessary overall coverage.

a. **GK FENCING** Yes

At a cost of **\$350.75** including GST.

b. **GENERAL MAINTENANCE CONTRACTOR - JEFF BANKS** Yes

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

4. SOLAR PANCELS

That further quotations are obtained to investigate the network and solar panel power savings. An initial report from SustainMe Pty Ltd indicates that the panels are operational, however the total kW power of the panels is not sufficient to affect much of the power bill. Additional solar panels have been recommended for installation, with the cost to be funded from the maintenance fund.

Yes No Abstain

a. **SUSTAINME PTY LTD** Yes

At a cost of **\$745.42** including GST. Further investigation and a detailed report would be attainable in 7 days.

b. **GREENWAY PTY LTD** Yes

At a cost of **\$580.35** including GST. Report is expected to take 2 weeks for completion.

IMPORTANT INFORMATION ABOUT APPOINTING A PROXY

A committee member who is a lot owner may appoint a person (proxy) to represent them at this meeting.

To appoint a proxy you need to complete an 'Owners corporation proxy' form and return it to the secretary before the meeting. Proxy forms are available from the owners corporation or on the <http://www.consumer.vic.gov.au/ownerscorp> website. If appointing a power of attorney as a proxy, please attach a copy of the power of attorney.