



BODY CORPORATE SOLUTIONS

PO Box 45936 Fremantle, WA 6160  
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

## The Golden Isle Strata Scheme 4761121

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<b>MEETING DATE</b>	Wednesday 30 November 2022
<b>MEETING TIME</b>	1:00 PM
<b>MEETING LOCATION</b>	30 Fremantle Road, Gosnells WA, Australia Conference Room 1

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## NOTICE OF ANNUAL GENERAL MEETING

### The Golden Isle Strata Scheme 4761121

**MEETING DATE & TIME** Wednesday 30 November 2022 at 1:00 PM

**LOCATION** 30 Fremantle Road, Gosnells WA, Australia  
Conference Room 1

**NOTICE ISSUED** Wednesday 30 November 2022

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#### ONLINE VOTING

**OPEN DATE & TIME** Wednesday 30 November 2022 at 10:00 AM

**CLOSE DATE & TIME** Wednesday 30 November 2022 at 12:00 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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The agenda lists the items of business and motions to be considered at the meeting.

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

That the Minutes of the Annual General Meeting, held 21 November 2021 be accepted as a true and correct record.

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**2. FINANCIAL STATEMENT** **Ordinary Resolution**

That the Financial Statement for the period ending 20 June 2022, as presented, be accepted.

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**3. ADMINISTRATIVE FUND** **Ordinary Resolution**

That the Administrative Fund Budget for the period 1 **July 2022 to 30 June 2023** in the sum of **\$14,358.00**, be accepted.

And further, that the quarterly levy contribution per unit entitlement be accepted and be due and payable, in advance, as shown below:

Levy Period	Amount per Lot Entitlement	Due Date
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01/07/2022 - 30/09/2022	\$598.25	Issued
01/01/2022 - 31/12/2022	\$598.25	Issued
01/01/2023 - 31/03/2023	\$598.25	01/01/2023
01/04/2023 - 30/06/2023	\$598.25	01/04/2023
<b>Total</b>	<b>\$2,393.00</b>	

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#### 4. RESERVE FUND

#### Ordinary Resolution

That the Reserve Fund Budget for the period 1 July 2022 to 30 June 2023 in the sum of \$3000.00 be accepted.

And further that the quarterly levy contribution per unit entitlement be accepted and be due and payable, in advance, as shown below.

Levy Period	Amount per Lot Entitlement	Due Date
01/07/2022 - 30/09/2022	\$125.00	Issued
01/10/2022 - 31/12/2023	\$125.00	Issued
01/01/2023 - 31/03/2023	\$125.00	01/01/2023
01/04/2023 - 30/06/2023	\$125.00	01/04/2023
<b>Total</b>	<b>\$500.00</b>	

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#### 5. ELECTION OF COUNCIL OF OWNERS

That three (3) owners be elected as Council of Owners.

##### NOMINEES

Georgina Grace  
Patrick McNamara  
Paul Gillmer  
Barlev Cagan  
Belinda Chapman

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#### 6. EXECUTION OF DOCUMENTS

#### Resolution without Dissent

That, the Council of Owners be authorised to enter into and if required to, execute contracts, agreements, undertakings or other legally binding arrangements which are either desirable or necessary to achieve the Strata Company's objectives and performance of the functions of the Strata Company, including but not limited to Strata Management Appointment, Building Management, Gardening Arrangements, Building Maintenance and the like.

## 7. LIGHTING IN THE DRIVEWAY AND ON THE KEYPAD

### Ordinary Resolution

Submitted By Owner

Mary Frost, Lot 4

That the Strata Company enhance the lighting in the driveway and around the keypad as it has been deemed insufficient by Owners. It was noted that the keypad is particularly difficult to use during the evening.

And further that one of the attached quotes are accepted and funded via the Reserve Fund.

### a. THOMPSON ELECTRICAL INSTALLATION

Includes the installation of one additional overhead light.  
At a cost of **\$940.45** including GST

### b. WHITE LIGHT ELECTRICS

Installation of 2 additional overhead lights.  
At a cost of **\$1,190.00** including GST.

### c. BJP LIGHTING SOLUTIONS

Includes the installation of 2 additional overhead sensor lights.  
At a cost of **\$1,520.30** including GST.

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## 8. BUILDING WASHDOWN DUE TO SALT EXPOSURE

### Ordinary Resolution

That as resolved in the previous Annual General Meeting dated 21 November 2021, quarterly building wash downs will be undertaken at The Golden Isle due to the buildings extreme exposure to salt spray mist and the corrosive impact it has on the building. Quotes have been attached.

### a. WE-BLAST

At a cost of **\$148.50** per quarter totalling **\$594.00** including GST annually.

### b. AQUA FRESH BUILDING CLEANERS

At a cost of **\$220.50** per quarter totalling **\$882.00** annually.



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**c. PARADISE PRESSURE CLEANING**

At a cost of **\$185.28** per quarter, totalling **\$741.12** annually.

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**9. BIN DUTIES**

**Ordinary Resolution**  
Submitted By Owner  
Marilyn Spencer, Lot 15

That the Strata Company determines and communicates the cost and management of missed bin duties, in response to several units neglecting to fulfill their allocated duties.

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**10. SOLAR INSTALLATION**

**Ordinary Resolution**  
Submitted By Owner  
Barlev Cagan, Lot 38

That the Strata Company agrees to the installation of solar on the carport of Unit 2.



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# VOTING PAPER

## The Golden Isle Strata Scheme 4761121

**MEETING DATE & TIME** Wednesday 30 November 2022 at 1:00 PM

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, Marco Lo Conte  
2 Test street  
Email: [marco.loconte@test.com](mailto:marco.loconte@test.com)

### 1. CONFIRMATION OF MINUTES

**Ordinary Resolution**

That the Minutes of the Annual General Meeting, held 21 November 2021 be accepted as a true and correct record.

Yes  No  Abstain

### 2. FINANCIAL STATEMENT

**Ordinary Resolution**

That the Financial Statement for the period ending 20 June 2022, as presented, be accepted.

Yes  No  Abstain

### 3. ADMINISTRATIVE FUND

**Ordinary Resolution**

That the Administrative Fund Budget for the period 1 **July 2022 to 30 June 2023** in the sum of **\$14,358.00**, be accepted.  
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01/01/2023 - 31/03/2023	\$598.25	01/01/2023
01/04/2023 - 30/06/2023	\$598.25	01/04/2023

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

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



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<b>Total</b>	<b>\$2,393.00</b>	
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Yes  No  Abstain

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01/04/2023 – 30/06/2023	\$125.00	01/04/2023
<b>Total</b>	<b>\$500.00</b>	

Yes  No  Abstain

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**6. EXECUTION OF DOCUMENTS**

**Resolution without Dissent**

That, the Council of Owners be authorised to enter into and if required to, execute contracts, agreements, undertakings or other legally binding arrangements which are either desirable or necessary to achieve the Strata Company's objectives and performance of the functions of the Strata Company, including but not limited to Strata Management Appointment, Building Management, Gardening Arrangements, Building Maintenance and the like.

Yes  No  Abstain

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



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Yes  No  Abstain

a. **THOMPSON ELECTRICAL INSTALLATION** Yes

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At a cost of **\$940.45** including GST

b. **WHITE LIGHT ELECTRICS** Yes

Installation of 2 additional overhead lights.  
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c. **BJP LIGHTING SOLUTIONS** Yes

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c. **PARADISE PRESSURE CLEANING** Yes

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Yes       No       Abstain

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Submitted By Owner  
Barlev Cagan, Lot 38

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Yes       No       Abstain

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

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