



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

MINUTES OF ADJOURNED ANNUAL GENERAL MEETING The Golden Isle Strata Scheme 4761121

DATE & TIME Wednesday 30 November 2022 at 1:00 PM
LOCATION 30 Fremantle Road, Gosnells WA, Australia
Conference Room 1

ATTENDANCE

Present

Georgina Grace	Lot 1
Mary Frost	Lot 4
Paul Gillmer	Lot 31

In Attendance

George Gianopolis	Caretaker
Mrs Sam Muir	Body Corp. Manager

Pre-Meeting Voting

Belinda Chapman	Lot 39
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Apologies

Feng Zhou	Lot 34
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Proxies

Nil

Power of Attorney

Nil

Nominees

Ed Grimes from Matherson Real Estate	Representing Lot 8 Matherson Real Estate
Danielle Fletcher from Ocean Drive Medical Centre	Representing Lot 9 Ocean Drive Medical Centre

Chairperson

Mrs Sam Muir



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QUORUM

The Chairperson advised that a quorum was not present. Under the Strata Titles Act 1985, a quorum is constituted if there are present persons who are entitled to cast the votes attached to 50% of the lots in the scheme.

ADJOURNMENT

Quorum was not met, therefore the meeting is being rescheduled for another date and time.

Next meeting to be reconvened on

Thursday 01 December 2022 at 9:00 AM
30 Fremantle Road, Gosnells WA, Australia
Conference Room 1

Meeting adjourned on

Wednesday 30 November 2022 at 1:39 PM



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MINUTES OF RECONVENED ANNUAL GENERAL MEETING The Golden Isle Strata Scheme 4761121

DATE & TIME Thursday 01 December 2022 at 9:00 AM
LOCATION 30 Fremantle Road, Gosnells WA, Australia
Conference Room 1

ATTENDANCE

Present

Georgina Grace	Lot 1
Mary Frost	Lot 4
Marilyn Spencer	Lot 15
Patrick McNamara	Lot 21
Paul Gillmer	Lot 31

In Attendance

George Gianopolis	Caretaker
Mrs Sam Muir	Body Corp. Manager

Pre-Meeting Voting

Belinda Chapman	Lot 39
Kurt Matchitt	Lot 44

Apologies

Feng Zhou	Lot 34
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Proxies

Petunia Jones	Representing Lot 12 Carl d'Entremont
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Power of Attorney

Neil Franklin Forrester	Representing Lot 36 Backstop Nominees Pty Ltd
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Nominees

Ed Grimes	Representing Lot 8 Matherson Real Estate
Danielle Fletcher	Representing Lot 9 Ocean Drive Medical Centre

Chairperson

Mrs Sam Muir

QUORUM

The Chairperson advised that a quorum was represented. Under the Strata Titles Act 1985, a quorum is constituted if there are present persons who are entitled to cast the votes attached to 50% of the lots in the scheme.

Meeting opened on Thursday 01 December 2022 at 9:04 AM

1. CONFIRMATION OF MINUTES

Ordinary Resolution

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

MOTION CARRIED

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

2. FINANCIAL STATEMENT

Ordinary Resolution

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

MOTION CARRIED

Votes: Yes **7** No **2** Abstain **2**

3. ADMINISTRATIVE FUND

Ordinary Resolution

RESOLVED 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
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
Total	\$2,393.00	

MOTION CARRIED

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

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
Total	\$500.00	

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] RESERVE FUND

Ordinary Resolution

RESOLVED that the Reserve Fund Budget for the period **1 July 2022 to 30 June 2023** in the sum of **\$3060.00** 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	\$130.00	01/01/2023
01/04/2023 – 30/06/2023	\$130.00	01/04/2023
Total	\$510.00	

MOTION CARRIED

Votes: Yes **6** No **5** Abstain **0**

5. ELECTION OF COUNCIL OF OWNERS

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

Member Name	Lot Number
Barlev Cagan	Lot 38
Paul Gillmer	Lot 31
Georgina Grace	Lot 1

6. EXECUTION OF DOCUMENTS

Resolution without Dissent

DEFEATED 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.

MOTION DEFEATED

Votes: Yes **4** No **7** Abstain **0**

7. LIGHTING IN THE DRIVEWAY AND ON THE KEYPAD

Ordinary Resolution

RESOLVED 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.

MOTION CARRIED - c. BJP LIGHTING SOLUTIONS

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

a. THOMPSON ELECTRICAL INSTALLATION

Votes: 3

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

b. WHITE LIGHT ELECTRICS

Votes: 1

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

c. BJP LIGHTING SOLUTIONS

Votes: 6

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

8. BUILDING WASHDOWN DUE TO SALT EXPOSURE

Ordinary Resolution

RESOLVED 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.

OPTION SELECTED - a. AQUA FRESH BUILDING CLEANERS

a. AQUA FRESH BUILDING CLEANERS

Votes: 6

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

b. WE-BLAST

Votes: 3

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

c. PARADISE PRESSURE CLEANING

Votes: 2

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

9. BIN DUTIES

Ordinary Resolution

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.

MOTION OUT OF ORDER - Conflicts with body corporate by-laws

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

10. SOLAR INSTALLATION

Ordinary Resolution

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

MOTION WITHDRAWN - Owner has requested that the motion be withdrawn



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

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

Meeting closed on Thursday 01 December 2022 at 9:55 AM

On behalf of the Secretary

All correspondence to:
The Secretary, Marco Lo Conte
2 Test street
Email marco.loconte@test.com
