

STRATA PLAN 47991
41 Rocklands Rd, Wollstonecraft

**MINUTES OF
ANNUAL GENERAL MEETING**

held Monday 5 December 2005

M I N U T E S

- PRESENT
in person:** Lots 1, 18, 32, 41, 44, 54, 59, 60, 68, 73, 84, 86, 90, 92, 97, 100,
107, 123, 128, 132, 144, 146, 154, 155, 156, 159.
- PRESENT
by proxy:** Lots 8, 16, 33, 43, 57, 61, 71, 83, 118, 141, to T. Moon.
Lots 47, 95, 160 to R. Joy
Lots 133, 151, to J. Murray.
- ATTENDING:** Phillip Torpy (Bright & Duggan Pty Ltd)
Ricky Woo (Bright & Duggan Pty Ltd)
- CHAIRMAN:** Tony Moon chaired the meeting and opened proceedings at 6.00 pm.
- Chairman's Report** The chair reported in summary the works done by the committee over the past 12 months.
1. The executive committee have been able to look at every contract due for renewal for the building and attain better contracts and prices to improve the financial position for the building.
 - The contracts reviewed were Security, Lifts, Fire Services.
 2. The executive committee have made a number of submissions to Council relating to traffic changes in the area as well as other proposed developments affecting "Pacific Park". There have been negotiations and disputes which the executive committee have had to be involved in and resolved.
 3. The case against the developer was successful and a settlement was received from them regarding faulty workmanship in the building.
 4. There have been ongoing major works undertaken at the building which will be carried on till completed. There has been a lot of time and effort put into this area to ensure a good job is done and a degree of permanency to the work is achieved.
 5. There have several pergolas replaced with further to be replaced

*Chairman's report
cont:*

- in the coming year.
6. Waterproofing/retiling to the complex has been the most significant task completed during the past year
 7. The gardens have undergone a major re-work with much replanting. A water saving drip system has been installed The improved appearance of the gardens has been noticeable and has added value back to the complex.
 8. The main garbage room area has been revamped and made more sound.
 9. The gym area has been upgraded with new equipment in place. An equipment maintenance program was introduced.
 10. Carpet has been replaced in many foyer and lift areas..
 11. Painting has been undertaken to improve the building and this will be ongoing.
 12. The areas for improvement in the years ahead are: an upgrade to security with an emphasis on the garage gates. The gates are in need of replacement as signs of deterioration are evident; Safety enhancements for the lifts; Remedial works in and around the pool area
 13. External painting will be one of the major works in the years ahead. This is a difficult and costly task, due to access problems. The committee is looking at the most cost effective way of doing this.
 14. The chair would like to recognise the works done by the executive committee and to thank them for their enormous contribution of their time and energies on behalf of the all the owners and residents.

MOTION 1:
Minutes

Resolved to adopt the minutes of the extraordinary general meeting held 2 February 2005.

MOTION 2:
Financials

Resolved to adopt the statement of financial performance and statement of financial position for the year-ended 31October 2005.

MOTION 3:
Auditor

Resolved to appoint an auditor to audit the accounts and financial statement to Australian Auditor Standards for presentation to the next annual general meeting.

- MOTION 4:**
Contributions
- a) **Resolved** that contributions to the administrative and sinking funds increase to:
- Administrative fund \$477,824
Sinking fund \$240,000
- per annum including GST on a continuing basis.
- b) **Resolved** that both contributions be paid in equal quarterly instalments, effective from March 2005.
- MOTION 5:**
Executive committee
- Resolved** that the executive committee consist of nine members, and that the following be elected to the executive committee:
- | | | |
|------------------|----------------|-------------------|
| Tony Moon | Ray Joy | Rosemary Flannery |
| Barbara Burke | Colin Murray | Chris Wykes |
| Danielle Handley | Peter Dickeson | Ian Smith. |
- MOTION 6:**
Insurance
- Resolved** to confirm the insurances.
- MOTION 7:**
Insurance renewal
- Resolved** that the strata manager seek an alternative quotation and accept the least expensive insurance policy.
- MOTION 8:**
Revaluation
- Resolved** that the strata manager alter the sum insured on the building and common property in accordance with any building valuation that the owners corporation may from time to time receive.
- MOTION 9:**
Restricted matters
- Resolved** that the executive committee powers not be further restricted at this time.
- MOTION 10:**
Spending limitation
- Resolved** that the limitation on expenditure be removed generally.
- MOTION 11:**
Management agreement
- a) **Resolved** to renew the agreement with Bright & Duggan Pty Ltd as its strata managing agent and delegate functions to it on the terms and conditions set out in the management agreement tabled at the meeting;
- b) **And** that the owners corporation nominate and authorise Tony Moon and Colin Murray of the executive committee to execute, and affix the common seal to, the management agreement;
- c) **And** that the management fee be \$18,000 per annum including GST commencing 6 December 2005.
- MOTION 12:**
Pest control
- Resolved** to appoint a pest company.

There being no further business the meeting closed.