

STRATA PLAN 47991
41 Rocklands Rd, Wollstonecraft

MINUTES OF
ANNUAL GENERAL MEETING
Held Monday, 3rd December 2007

M I N U T E S

- PRESENT in person:** 1, 17, 18, 32, 38, 42, 44, 45, 47, 52, 59, 60, 68, 69, 86, 88, 92, 97, 110, 111, 117, 128, 129, 134, 144, 146, 149 and 155.
- PRESENT by proxy:** Lot 156 to B. McCosker
Lot 25 to A Loibl
Lots 154 and 160 to R Joy
Lots 123, 133 and 151 to J. Murray
Lots 10, 82, 118, 130 and 148 to T. Broome
Lots 2, 8, 16, 33, 43, 53, 54, 61, 83, 85, 95 and 98 to T. Moon
- ATTENDING:** Bart Jaworski (Bright & Duggan Pty Ltd)
- CHAIRMAN:** Tony Moon chaired the meeting and opened proceedings at 6.05 pm.
- MOTION 1:** *Resolved* to adopt the minutes of the annual general meeting held 4th **December 2006.**
Minutes
- MOTION 2:** *Resolved* to adopt the audited statement of financial performance and statement of financial position for the year ended 31st **October 2007.**
Financials
- MOTION 3:** *Resolved* to appoint an auditor to audit the accounts and financial statements.
Auditor
- MOTION 4:** The Executive Committee presented their reports in regards to the building works, capital expenditure and pay TV.
Report from the Executive Committee

MOTION 5: a) *Resolved as amended* that contributions to the administrative and sinking funds increase to:

Contributions

Administrative fund \$516,814
Sinking fund \$284,500

per annum including GST on a continuing basis

b) *Resolved* that both contributions be paid in equal quarterly instalments, effective from **1st February 2008**.

MOTION 6: *Resolved* that the executive committee consist of nine (9) members and that the following be elected to the executive committee:

Executive committee

David Walker	Tony Moon	Ray Joy	Rosemary Flannery
Arlaina Loibl	Ian Smith	Colin Murray	Bob Vernon
Barbara McCosker			

MOTION 7: *Resolved* to confirm the insurances.

Insurance

MOTION 8: *Resolved* that the strata manager seek an alternative quotation and accept the least expensive insurance policy.

Insurance renewal

MOTION 9: a) *Resolved* not to carry out a revaluation for insurance purposes.

Revaluation

b) *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 10: *Resolved* that the executive committee powers not be further restricted at this stage.

Restricted matters

MOTION 11: *Resolved* to remove the limitation on budgeted spending generally.

Spending restriction

MOTION 12: *Resolved* that, regarding lift registration and pursuant to section 113 of the OH&S Regulation 2001 the strata manager be authorised and instructed to prepare, sign and lodge the Workcover Statement, stating under delegated authority that, based on the lift contractor's maintenance statement, the lift is maintained and safe to operate.

Lift safety

MOTION 13: *Resolved* that a common property Occupational Health & Safety audit be conducted.

OH&S audit

There being no further business the meeting closed at 7.10 pm.