

STRATA PLAN 47991
41 Rocklands Rd, Wollstonecraft

**MINUTES OF
ADJOURNED ANNUAL GENERAL MEETING**
Held Monday, 15th December 2008.

M I N U T E S

- PRESENT
in person:** T Moon, R Flannery, J Murray, C Murray, A Loibl, R Joy
- PRESENT
by proxy:** Lot 156 to R Flannery
Lots 133 & 151 to J Murray
Lots 43, 53, 85 & 92 to T Moon
Lots 61, 86, 116, 129 & 141 to R Joy
- ATTENDING:** B Jaworski (Bright & Duggan Pty Ltd)
- CHAIRMAN:** Ray Joy chaired the meeting and opened proceedings at 12.05 pm.
- MOTION 1:
Minutes** *Resolved* to adopt the minutes of the annual general meeting held 3rd December 2007 with the following amendment:

Motion 9 should read:
Resolved to carry out a revaluation for insurance purposes.
- MOTION 2:
Report from the
Executive Committee** The report of the Executive Committee was received.
- MOTION 3:
Financials** *Resolved* to adopt the audited statement of financial performance and statement of financial position for the year ended 31st October 2008.
- MOTION 4:
Auditor** *Resolved* to appoint an auditor to audit the accounts and financial statements.
- MOTION 5:
Contributions** a) *Resolved* that contributions to the administrative and sinking funds increase to:

Administrative fund **\$547,823.00 (6%)**
Sinking fund **\$304,000.00 (6.8%)**

per annum including GST on a continuing basis.
- b) *Resolved* that both contributions be paid in equal quarterly instalments, effective from 1st February 2009.

- MOTION 6:** *Executive committee* **Resolved** that the executive committee consist of nine (9) members and that the following be elected to the executive committee:
- Ray Joy, Rosemary Flannery, Colin Murray, Barbara McCosker,
Ian Smith, Arlaina Loibl, David Walker, Bob Vernon,
Peter Dickeson,
- MOTION 7:** *Insurance* **Resolved** to confirm the insurances.
- MOTION 8:** *Insurance renewal* **Resolved** that the strata manager seek an alternative quotation and accept the least expensive insurance policy.
- MOTION 9:** *Revaluation* **Resolved** as amended that the insurance policy will be adjusted accordingly to the latest valuation carried out in January 2008.
- MOTION 10:** *Restricted matters* **Resolved** that the executive committee powers not be further restricted at this stage.
- MOTION 11:** *Management agreement*
- a) **Resolved** to renew the management agreement with Bright & Duggan Pty Ltd and to delegate functions to it on the terms and conditions set out in the management agreement tabled at the meeting;
 - b) **Resolved** that the strata management fee be \$20,750 per annum including GST commencing 15th December 2008.
 - c) **Resolved that** the owners corporation nominate and authorise **Ray Joy & Colin Murray** of the executive committee to execute, and affix the common seal to, the management agreement.
- MOTION 12:** *Lift safety* **Resolved** that, regarding lift registration due **15 March 2009** pursuant to section 113 of the OH&S Regulation 2001 the strata manager be authorised and instructed to prepare, sign and lodge the Work cover Statement, stating under delegated authority that, based on the lift contractor's maintenance statement, the lift is maintained and safe to operate.
- MOTION 13:** *Lot 18 Deck* **Specially resolved** that the Owners – Strata Plan 47991 pursuant to Section 52 of the Strata Schemes Management Act 1996 make an additional by-law in the following terms:-

SPECIAL BY-LAW 7 – LOT 18 RENOVATIONS (STAGE 2)

The owner of Lot 18 has the special privilege right to carry out works to the common property adjacent to Lot 18 described in Special By-Law 6. The Owner of Lot 18 has the Special Privilege to proceed with approved changes to the Owners Corporation Deck Works on the common property deck adjacent to Lot 18 (“the Lot 18 Deck Works”).

Conditions

- 1) Before undertaking the Lot 18 Deck Works, the owner must obtain from the Owners Corporation its written approval to the renovations including but not limited to specifications, materials, dimensions, location, and work method and quality.

MOTION 14:
continued

1. affects work to remedy damage to common property caused by an Owner or an Owner’s occupier, visitors to the Owner’s Lot or persons carrying out work on the Lot: or,
2. incurs service charges from the Strata Managing Agent, or any other third party service provider, arising from an Owner or an Owner’s occupier or visitors to the Owners Lot not discharging responsibilities attributable to the Owner as a result of ownership of the Lot resulting in costs being invoiced to and paid by the Owners Corporation (“invoiced costs”), the Owners Corporation may:
3. Include the value of those invoiced costs in notices for that Owner’s administrative fund or sinking fund contributions; and after having given that owner such notice of the invoiced costs,

Recover the invoiced costs as a debt, due and payable to the Owners Corporation and which, if unpaid within one month of being included in notices for the Owner’s administrative or sinking fund contributions, will bear simple interest at the rate of ten percent (10%) per annum until paid.

There being no further business for consideration the Chairman declared the meeting closed at 12.20pm.

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CHAIRMAN

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DATE