
**MINUTES OF ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN 47991,
41 Rocklands Road, Wollstonecraft held on 24 February 2003 at 6:10 p.m. in the Johnson room at
the Crows Nest Center, 2 Ernest Place, Crows Nest.**

PRESENT IN PERSON OR BY PROXY: 3, 15, 16, 17, 21, 43, 44, 45, 53, 57, 59, 84, 85, 86, 88, 91, 92, 95, 98, 99, 107, 118, 123, 125, 128, 134, 140, 142, 143, 156, 161, 162.

APOLOGIES Mrs Z X Hong (lot 160)
Ian Muncaster (lot 159)

IN ATTENDANCE: Stephen McCulloch (Bright & Duggan)
Patricia Green (Bright & Duggan)
Chris Martin (Bright & Duggan)
David Roberts (Integrated Building Consultancy)

CHAIRMAN: T. Moon

MOTION 1: *Minutes* **Resolved** that the minutes of the *Annual* General Meeting held on *29 February 2002* be adopted.

MOTION 2: *Chairman's Report* Verbal Report:
The Chairman outlined the role of the Executive Committee (EC), noting that no member of the EC receives remuneration for their EC activities. He outlined some of the significant activities undertaken during 2002 to maintain the fabric of the complex, including driveway repairs, renewing the roof waterproof membrane, courtyard tiles, replacement of boilers, pumps (including spa and pool pumps); etc. All of these activities had drawn upon the Sinking Fund, which in earlier years had been significantly underfunded. The EC had also attempted to improve the amenity at the complex by addressing parking issues and other By-law breaches by residents such as washing on balconies. The EC would continue to address the need to maintain the Sinking Fund at a reasonable level to ensure the complex was well maintained. He noted however that there was a need to strike a special levy to address defects & maintenance matters for which the current Sinking Fund was inadequate. The EC had received legal advice that a case against the developer for rectification was unlikely to succeed due to inadequate documentation. He advised that a consultant was available to address the meeting on the scope of works envisaged by the special levy. He thanked the EC for their hard work through the past year. He recommended that the incoming committee complete the review of maintenance contracts to ensure they meet the current and future needs of the complex, and are cost effective.

Approved as received.

MOTION 3: *Finance* **Resolved** that the Income & Expenditure Account and Balance Sheet for the year ended *31 October 2002* be adopted.

MOTION 4: *Auditor* **Resolved** that the auditor Lewis & Coble be appointed for the ensuing year.

MOTION 5: *Budget* **Resolved** that the statement of the existing financial position and estimated receipts and payments for the administrative fund and the sinking fund, **inclusive of G.S.T.** be tabled **and adopted.**

