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Minutes of

Extraordinary General Meeting

To The Owners of – Plan No. 47991 41 ROCKLANDS ROAD, WOLLSTONECRAFT, NSW, 2065



Meeting Date: 3 June 2025

Time: 06:00 PM

customercare@bright-duggan.com.au

https://bright-duggan.com.au/

PO Box 281,NSW 1585

ABN 32 001 554 650

P: (02)99027100

Address: Teams Meeting

Present: Ilya and Inna Karatchevtsev (Lot 1) Electronic vote

Peter & Margo Watson (Lot 8) Electronic vote Patricia Maureen Howes (Lot 16) Electronic vote

Linda Nelson (Lot 17) Electronic vote Dianne Russell (Lot 18) Electronic vote

Diane Karen Sexton & Daniel Allan Ferris (Lot 20) Owner present

Georgina Louise Mallam (Lot 21) Owner present Grant and Susan Russell (Lot 24) Electronic vote

Janice Lim (Lot 25) Electronic vote

Voula Hatzidimitriou (Lot 34) Electronic vote Carl Johann D'Silva (Lot 41) Owner present

Sharon Elizabeth MacBride (Lot 43) Owner present

Anthony Ronald Moon (Lot 44) Owner present (pre-voted)

Jessica K Lewis (Lot 48) Owner present (pre-voted)

Erik Rodriguez (Lot 50) Electronic vote H A & T P Tweedie (Lot 54) Owner present

Danko Pavlovic & Bilijana Pavlovic (Lot 60) Owner present

Andrew Douglas Wilkie & Sara Alicia Wilkie (Lot 69) Owner present

Lachlan Handley (Lot 73) Electronic vote

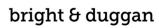
Doumani Superannuation Fund (Rojami) (Lot 79) Electronic vote

Kelly Venhuizen (Lot 80) Electronic vote Jay Robert Pleass (Lot 82) Owner present

Alexander Charles Carroll Josephine Carroll (Lot 83) Electronic vote

Claire Edmunds (Lot 84) Owners proxy present





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Stephen Wardrop (Lot 86) Owner present (pre-voted)

Trent Ian Mackie (Lot 87) Owner present Amy Lian Imm Lim (Lot 88) Owner present Anna Maguerite Dowe (Lot 90) Owner present

Diana Na (Lot 91) Owner present

Fitzjavlad Janzen Sy Yuan Yuan Lee (Lot 94) Owner present

Scarlet Fung (Lot 95) Electronic vote Judy A Murray (Lot 97) Owner present

Alicia Juana Sotelo Rendon (Lot 98) Owner present

Jay Robert Pleass (Lot 100) Owner present

Helen Hiquiana (Lot 105) Owner present (pre-voted)

Robert De Filippo & Marisa De Filippo (Lot 107) Owner present

Yue Wu (Lot 108) Owner present

Teresa Hurley & John Leslie Hurley (Lot 110) Owner present

Jay Pleass (Lot 118) Owner present

Sharon Wyzenbeck (Eaglehat Pty Ltd) (Lot 119) Owner present

Sanjay Nayak (Lot 120) Owner present (pre-voted) Alexander George Whitman (Lot 124) Owner present

Craig Aaron Kelly & Natalie Cherie Kelly & Richard Carpenter (Lot

125) Owner present

Angela Ree (Lot 126) Owner present (pre-voted) Robert Vernon (Lot 129) Owner present (pre-voted) Michael Fournier Morris (Lot 132) Electronic vote

Maria Pitney (Lot 133) Owner present

David Pengilley (Lot 138) Owner present (pre-voted) Kevin Patrick Hooper (Lot 139) Owner present

Wayne Ian Rowley & Kristen Louise Rowley (Lot 141) Owner present

Yu Kam Tong (Lot 145) Electronic vote Maria Pitney (Lot 151) Owner present Robina Anne Day (Lot 153) Owner present

David Ian Cook & Georgina Jane Cook (Lot 157) Owner present

Ian Stewart & Elizabeth Stewart (Lot 159) Owner present

kELLY LARIN (Lot 160) Electronic vote

Andrew Gordon Nickson (Lot 162) Owner present (pre-voted)

By proxy: Doumani Superannuation Fund As (Lot 79) to Doumani

Superannuation Fund (Rojami)

Ian Edmunds Lot 84 proxy to Claire Edmunds

In attendance: James Azar Bright & Duggan

Kirs Pruszynski Building Manager

Phil Bottomley, First Strata

Chairperson: James Azar

Apologies: James Chong Lot 95

Quorum: Yes, 25% or more of lot owners in attendance



Motions

Minutes

RESOLVED

Resolved that the Owners Corporation resolves to confirm the minutes of the last general meeting, held on 3rd of December 2024, as a true and accurate record of the proceedings of that meeting.

2. Project C Balcony Works Tender

RESOLVED

In order to conduct balcony waterproofing remedial works for the balconies of Units 18 (L10) and 91,119,121 (L7) and 87,88 (L6), the Owners - Strata Plan No. SP47991 (Owners Corporation):

- 1. acknowledges the attached Tender Project C Balcony waterproofing repairs tender results document which contains a summary of the tenders and Sydney Strata Consulting Engineers (SSCE) advice,
- 2. Understand that inquries are needed to clarify and assess contractual risks before one of the tenderers can be engaged,
- 3. Agree that time is of the essence to secure potential contractor's availability to conduct the works at the rate tendered, and
- 4. RESOLVES:
- a. to give the committee authority to engages one of the four tenderers identified in the attached Tender Project C Balcony waterproofing repairs tender results document, on the condition that:
- a. the committee considers Sydney Strata Consulting Engineers (SSCE)'s updated advice following their clarification inquires,
- b. the committee engages the bid which is assessed by the committee as providing the best value for money,
- c. the total cost offered by any selected contractor is not more than 10% of that offered in their bid which is identified in the attached tender results document,
- b. the committee notifies owners of the details of the contract in the next annual general meeting.

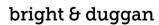
3. Borrowing funds from Firstrata and Self-Funding Owners

RESOLVED

In order to fund balcony waterproofing works , The Owners - Strata Plan No. SP47991 (**Owners Corporation**) RESOLVES:

- pursuant to Section 100 of the Strata Schemes Management Act 2015 (SSMA) to approve a loan from Firstrata Lending Services Pty Ltd (Firstrata) and execute and enter into a loan contract with Firstrata, on terms that are generally contained in the agreement attached hereto (Firstrata Loan Contract), in the amount of up to \$2,200,000.00 (Total Amount Borrowed) LESS the total amount (if any) lent to the Owners Corporation by the Self-Funding Owners; and
- 2. pursuant to Section 100 of the SSMA to approve a loan from any of the owners of the lots set out in the Indicative Guidance Schedule included in the information documentation who wish to contribute towards the Total Amount Borrowed from their own funds (Self-Funding Owners) and execute and enter into a loan contract with those Self-Funding Owners (if any), on terms that are generally contained in the agreement attached hereto (SFO Agreement),





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- with Schedule 1 of the SFO Agreement to be completed once the Self-Funding Owners have subscribed to this finance arrangement; and
- 3. pursuant to Section 100 of the SSMA to approve a Working Capital Facility contract with Firstrata on terms that are generally contained in the agreement attached hereto (Working Capital Facility Contract), in the amount of up to \$110,000.00 solely for the purpose of covering any temporary cash shortfalls arising from non-payment of loan levies; and
- 4. pursuant to Section 273 of the SSMA to authorise and direct its Strata Managing Agent to execute on its behalf the Firstrata Loan Contract, the SFO Agreement and the Working Capital Facility Contract (collectively the **Loan Contracts**), affixing the seal of the Owners Corporation; and
- 5. to authorise and direct its Strata Managing Agent to sign loan drawdown notices pertaining to the Loan Contracts.

Note: Phil Bottomley provided a lengthy presentation regarding the First Strata Hybrid Loan and any owners who require a copy of the slides please email customercare@bright-duggan.com.au requesting a copy.

There being no further business the meeting closed at 7:45 PM. Bright & Duggan Pty Ltd Managing Agents for Plan No. 47991

