

bright & duggan



australia's strata leader

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

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

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
 Fitzjavid 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 Pruszyński 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

1. 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 inquiries 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 inquiries,
 - 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 Firststrata and Self-Funding Owners

RESOLVED

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

1. pursuant to Section 100 of the *Strata Schemes Management Act 2015* (**SSMA**) to approve a loan from Firststrata Lending Services Pty Ltd (**Firststrata**) and execute and enter into a loan contract with Firststrata, on terms that are generally contained in the agreement attached hereto (**Firststrata 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**),

- 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 Firststrata 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 Firststrata 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