

**The Owners of Subi Strand
Strata Plan 65702****MINUTES OF THE ANNUAL GENERAL MEETING**

HELD ONSITE IN THE RESIDENTS LOUNGE
GROUND FLOOR, 28 HOOD STREET, SUBIACO
ON TUESDAY, 28 JULY 2020, COMMENCING AT 5.30PM

PRELIMINARY MATTERS**Present**

Stacey Marks

Derek Stewart

Christopher Merrick

Amanda Tucker

Janet Depiazzi

Donald Ranasinghe

Ethel Reyes

Charlotte Collet

Susan Riddle

Ariane Baayens

Lucia Caminschi

Dr Maureen Helen

E da Silva Rosa

Evgeny Fit

Tim Villa

John Bolto

Nick Teo

John De Leo

Garrick Condren

Gary Hewitt

Augustine Kong Foh

Rosamond Ryan

Kye Tan

Valerie Seymour

Teresa Potalivo

Ryan Brook

Andrew Moss

Cindy Qian Yi Zhang

Lot10, 11, 14, 28, 46, 86, 91, 94, 107, 111, 113, 126, 141, 168,
170, 179, 200, 228, 234

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13

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42

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61

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115

120, 122, 165

126

138

171

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193

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217

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233

242

245

Present via Video Conference

Linda Gauld

Sue Norikat

Gregory Benvenuti

Rachel Pupazzoni

Joyce Loke

Lot

84

169

204

239

258

Proxies	Lot	Nominated
Derek & Carol Stewart	6	Derek Stewart
Infinity Offshore Pty Ltd	9	Christopher Merrick
Cassari Investments Pty Ltd	10, 11	Chairman
Henryk Flak	14	Chairman
Julie Ann Attwood	28	Chairman
Christopher Osborn & Charlotte Collet	42	Charlotte Collet
Donna Mak	46	Chairman
Brian & Susan Riddle	59	Susan Riddle
Sydney John Fleming & Dr Maureen Helen	66	Dr Maureen Helen
E da Silva Rosa & P da Costa Silva Rosa	71	E da Silva Rosa
Zoie Grant & Todd McFarlane	86	Chairman
Yu Hin Chan	91	Chairman
Christopher & Elizabeth Whiley	94	Chairman
Michael & Jane Allison	107	Chairman
Barry Edwards & Denise Hickey	111	Chairman
Mark Watson	113	Chairman
Tim Villa & Tanya Pidgeon	115	Tim Villa
Nick Teo	126	Chairman
Stevsand Investments Pty Ltd	141	Chairman
Pratheeb & Pratanna Jeyaratnarajah	165	John Bolto
Chloe & Dennis Donjerkovich	168	Chairman
Sue Norikat & Steve Matten	169	Sue Norikat
Jessash Pty Ltd	170	Chairman
Garrick Condren & Brenna Heagney	171	Garrick Condren
Yayoi Ohashi	179	Chairman
Gary & Michelle Hewitt	189	Gary Hewitt
Daniel Mirabella	200	Chairman
Siaw Ng, Kuok Liang Tan & Kuok Yau Tan	216	Kye Tan
Patrick Ong & Angie Chew	228	Chairman
Ryan Brook & Larissa Nguyen	233	Ryan Brook
Melissa Ann Holdings Pty Ltd	234	Chairman

By Invitation

Stacey Marks	Pro-Active Strata Management
James Donnelly	Pro Active Strata Management
Sam Arabi	Colliers International

Apologies

	Lot
Janet Bowditch	48
Brian Roberman & Karen Barfield	247

(1) GENERAL BUSINESS

1.1 Appointment of Chairman

The meeting resolved to appoint Stacey Marks to Chair the meeting.

The Chairman confirmed that a quorum was present, and the meeting may proceed to the business on the agenda.

1.2 Confirmation of Previous Minutes

The Chairman advised that the proxy holder for Lot 258, Kye Tan, who was present at the 2019 AGM had not been listed on the minutes as being in attendance.

The meeting resolved that with the above amendment the minutes of the Annual General Meeting held on 14th August 2019 be confirmed as a true and correct record of those proceedings.

1.3 Council Report

Mr John Bolto read out the Council Report to the meeting.

The meeting resolved that the Council Report be received.

(2) STATUTORY BUSINESS

2.1 Consideration of Statement of Accounts

The meeting resolved that the Statement of Financial Accounts for the period 1st June 2019 to the 31st May 2020 as per the net owners' funds shown below be accepted as presented;

Group	\$338,170.52
Residential	\$5,266.83
Commercial	\$2,625.80

Proposed: Lot 115

Seconded: Lot 189

MOTION: Carried

2.2 Constitution of the Council

The meeting resolved that the Council of the Strata Company consists of seven (7) proprietors.

Proposed: Lot 115

Seconded: Lot 189

MOTION: Carried

The Chairman declared the following proprietors elected, unopposed, as members of the Council:

Lorenzo Cassari for Cassari Investments Pty Ltd	(Lot 10)
Ariane Baayens	(Lot 61)
Tim Villa	(Lot 115)
John Bolto	(Lot 120)
Chloe Donjerkovich	(Lot 168)
Sue Norikat	(Lot 169)
Gary Hewitt	(Lot 189)

2.3 Insurance Obligations of the Strata Company

The meeting resolved that Pro Active Strata Management be authorised to act as Agents for, and renewal of, the insurance policy on behalf of the Strata Company at the rate as set down by the insurers and as approved by the Council.

Proposed: Lot 115

Seconded: Lot 61

MOTION: Carried

2.4 Air Conditioning Servicing

The meeting resolved that notification that the cost of the servicing / maintenance be on-charged to the Lot proprietors as per Schedule 1 bylaw 33.3(4) is received.

Proposed: Lot 61

Seconded: Lot 189

MOTION: Carried

2.5 Covid-19 – Additional Cleaning Requirements

That the notification that the cost of future additional / extra cleaning required as a result of the Covid-19 pandemic be on-charged as a special levy as per Schedule 1 bylaw 50.2 to the Lot proprietors at a rate of 26 cents per unit entitlement per month be received.

Proposed: Lot 66

Seconded: Lot 61

MOTION: Carried

2.6 Consideration of Admin Fund Expenditure Estimates & Reserve Fund Provisions

The meeting resolved that the Budget of Estimated Expenditure from the Administrative Fund for the period 1st June 2019 to the 31st May 2020 be adopted as follows:

General	\$973,711.00
Residential	\$134,530.00
Commercial	\$7,998.00

And further;

That the Reserve Fund Provision of \$100,000.00 be adopted.

Proposed: Lot 81

Seconded: Lot 115

MOTION: Carried

2.7 Determination of the Levy of Contributions for the Financial Year

- (a) The meeting resolved that the Levy of Contributions on proprietors for the Administrative Fund be payable in advance by instalments due and payable in the amounts and on the dates as shown below:

General (All Lots)

\$18.51 (Incl. GST) per unit of entitlement 1 June 2020 (*already raised*)

\$20.97 (Incl. GST) per unit of entitlement 1 September 2020

\$19.75 (Incl. GST) per unit of entitlement 1 December 2020

\$19.74 (Incl. GST) per unit of entitlement 1 March 2021

\$20.33 (Incl. GST) per unit of entitlement 1 June 2021 (3% Incl. increase)

to raise a total of **\$789,668.90** (Incl. GST) in the financial year.

Residential Lots

\$4.08 (Incl. GST) per unit of entitlement 1 June 2020 (*already raised*)

\$2.00 (Incl. GST) per unit of entitlement 1 September 2020

\$3.04 (Incl. GST) per unit of entitlement 1 December 2020

\$3.04 (Incl. GST) per unit of entitlement 1 March 2021

\$3.13 (Incl. GST) per unit of entitlement 1 June 2021 (3% Incl. increase)

to raise a total of **\$110,993.15** (Incl. GST) for the financial year.

Commercial Lots

\$2.00 (Incl. GST) per unit of entitlement 1 June 2020 (*already raised*)

\$1.13 (Incl. GST) per unit of entitlement 1 September 2020

\$1.56 (Incl. GST) per unit of entitlement 1 December 2020

\$1.56 (Incl. GST) per unit of entitlement 1 March 2021

\$1.61 (Incl. GST) per unit of entitlement 1 June 2021 (3% Incl. increase)

to raise a total of **\$5,499.48** (Incl. GST) for the financial year.

Proposed: Lot 115

Seconded: Lot 61

MOTION: Carried

- (b) The meeting resolved that the Levy of Contributions on proprietors for the Reserve Fund be payable in advance by instalments due and payable in the amounts and on the dates as shown below;

\$2.75 (Incl. GST) per unit of entitlement 1 June 2020 (*already raised*)

\$2.75 (Incl. GST) per unit of entitlement 1 September 2020

\$2.75 (Incl. GST) per unit of entitlement 1 December 2020

\$2.75 (Incl. GST) per unit of entitlement 1 March 2021

\$2.75 (Incl. GST) per unit of entitlement 1 June 2021

to raise a total of **\$110,000.00** (incl. GST) for the financial year (no change).

Proposed: Lot 189

Seconded: Lot 115

MOTION: Carried

* as per Section 100(2A) of the Strata Titles Amendment Act 2018, a copy of the 20 Year Maintenance Plan report prepared in 2017 by Napier & Blakely was appended to the Notice of Agenda.

(3) SPECIAL BUSINESS

3.1 Contracts & Common Seal

The meeting resolved to authorise the Council of Owners to sign and affix the common seal to any documentation during their term, in person and/or via electronic means.

Proposed: Lot 115

Seconded: Lot 61

MOTION: Carried

3.2 Exclusive Use Parking Bays (as requested by Lot 5, Lot 6 and Lot 10)

The Chairman advised that a 'sufficient' quorum for a Resolution without Dissent had not been achieved resulting in the motion to amend the Schedule 1 By-laws not being put to the meeting.

MOTION: Not put to the meeting

(4) OTHER BUSINESS

4.1 Matters without Notice for Discussion and Referral to the Council

4.1.1 Washing on balconies continues to be a problem. The Council to look at how this can be better managed in terms of reporting residents to strata management.

4.1.2 The building manager advised that he would be submitting a report to the Council with ideas to enhance visibility when vehicles are driving through with no headlights and to mitigate speeding.

4.1.3 Wifi to be extended to common areas.

CLOSURE

There being no further business, the Chairman declared the meeting closed at 7:07pm.