



The Owners of Strata Scheme 59977
 Foundry Apartments,
 5 Wallsend Road,
 MIDLAND WA 6056

Minutes of the Annual General Meeting of The Owners of Strata Scheme 59977 held on the 27/08/2024 at the Dome Cafe Midland at 05:00 PM.

RECORD OF ATTENDANCE/APOLOGIES/PROXIES AND VERIFICATION OF SAME

Lot #	Unit #	Attendance	Owner Name Representative
1	1	Yes	Josephine Greaves Represented by All Strata Management Services/Chairman
2	2	Yes	Elaine Bubb
4	4	Yes	Longqin Lim Represented by Chairman
5	5	Yes	Kristy Watson
7	7	Yes	Sally-Ann Beales Represented by Philip Beales
14	14	Yes	G & T Zalewski Represented by George Zalewski
18	18	Yes	Richard Woolley Represented by George Zalewski
20	20	Yes	Amanda Palmieri Represented by Chairman
21	21	Yes	Darren Beach Represented by Chairman
24	24	Yes	Jennifer M Bunter
30	30	Yes	Justin Wade Bell Represented by Chairperson
31	31	Yes	Salley-Ann Beales Represented by Philip Beales
33	33	Yes	Caron Green
34	34	Yes	Mark Simmonds & Josephine Simmonds Represented by Chairperson
38	38	Yes	Mark Salotti & Omar Marshall Represented by Mark Paul Salotti
39	39	Yes	Daniel Timothy Savill

AGENT MANAGER

Kim Bunting - Strata Community Manager - All Strata Management Services

Kim Bunting confirmed that all proxy forms received had been signed in accordance with the requirements of the Strata Titles Act 1985.

1 TIME MEETING COMMENCED

Kim Bunting confirmed that in accordance with Section 130(3) the meeting could not commence at the appointed time of 05:00 PM due to there not being persons present in person or by proxy who were entitled to cast the votes attached to 50% of the lots in the scheme.

Therefore the meeting commenced 30 minutes later, being 05:30PM and proceeded to business.

2 APPOINTMENT OF MEETING CHAIRPERSON

Resolved that Kim Bunting be elected as chairperson of the general meeting.

Proxies held by the Chair and/or All Strata Management Services will vote with the majority of the meeting where specific instructions have not been received.

3 MINUTES (ANNUAL GENERAL MEETING)

Resolved that the minutes of the previous annual general meeting held on **16/08/2023** of The Owners of Strata Scheme 59977 be confirmed as an accurate record of the proceedings of that meeting.

4 FINANCIAL STATEMENTS

Resolved that pursuant to Section 127(3)(b) of the Strata Titles Act 1985 that the accounts for the period ending **30/06/2024** as included within the notice of meeting be accepted.

5 INSURANCE POLICY DETAILS

Resolved that pursuant to section 127(3)(c) of the Strata Titles Act 1985 the following insurance details were confirmed:

Policy No.POL11057877

Strata Community Insurance

Type : Residential Strata

Broker : Adapt Risk Solutions

Premium : \$23,672.27

Paid on : 10/05/2024

Start : 26/05/2024

Next due : 26/05/2025

Cover	Sum Insured	Excess	Notes
Building	\$16,214,930.00	\$4,000.00	
Common Area Contents	\$162,149.00	\$0.00	
Terrorism	Applies	\$0.00	
Loss of Rent/Temp Accommodation	\$2,432,240.00	\$0.00	
Flood	Included	\$0.00	
Floating Floors	Included	\$0.00	
Liability	\$20,000,000.00	\$0.00	
Voluntary Workers	Included	\$0.00	
Workers Compensation	Selected	\$0.00	
Fidelity Guarantee	\$100,000.00	\$0.00	
Office Bearers Liability	\$5,000,000.00	\$0.00	
Machinery Breakdown	\$100,000.00	\$4,000.00	
Catastrophe	\$4,864,479.00	\$0.00	
Government Audit Expenses	\$25,000.00	\$0.00	
Appeal Expenses	\$100,000.00	\$0.00	
Legal Defence Expenses	\$50,000.00	\$1,000.00	
Lot Owners Fixtures&Improvements	\$300,000.00	\$0.00	

Commission paid on this policy was **\$2,448.54** and the last valuation was completed on **01/10/2022** and noted a replacement value of **\$14,993,000.00**.

6 BUILDING INSURER

Resolved that pursuant to Section 97 of the Strata Titles Act 1985 the Strata Company agrees;

- That All Strata Management Services be empowered to renew the insurance policy with the current insurer through the appointed Insurance Broker; or
- That All Strata Management Services appointed Insurance Broker be empowered to obtain quotes from strata insurers prior to renewal; and
- That the Council be empowered to choose a preferred quote sourced by the Brokers.
- That the Council of Owners be authorised to raise a special levy for any shortfall between premium amount and budget allocation to be due and payable within 14 days.

Note:

Resolve that subject to the Broker ensuring they will comply with the Strata Community Association Best Practice Strata Insurance Disclosure Guide, that **Adapt Risk Solutions** be appointed as the nominated insurance Broker for the Strata Company, and in accordance with Section 118(2)(c) of the Act, the Strata Manager is authorised to sign the Brokers letter of appointment.

FURTHER, resolve that **the Strata Manager** be authorised to instruct and assist the Strata Company's nominated Broker to deal with the next insurance renewal matter, obtain insurance quotations, and adjust/amend/add/delete cover for the forthcoming policy year for submission to the Council of Owners. FURTHER, resolve that **the Strata Manager** forward the valuation (if applicable) and insurance quotations, including the written advice and disclosure summary to the Council of Owners for consideration. In the event that **the Strata Manager** receives no response from the Council of Owners within 5 business days prior to the expiry of the insurance policy, to ensure that the Strata Company continues to hold insurance that meets the requirements of Section 97(1)(a) of the Act, **the Strata Manager** is to be given authorisation to place the insurance for the forthcoming policy year.

Note: In the event the Council of Owners fails to provide instruction then the insurance will be placed in accordance with the Brokers recommendation.

All Strata Management Services is an Authorised Representative of Corporate Home Underwriting Agencies Pty Ltd (CHU) and Body Corporate Brokers Pty Ltd. (BCB) and have a Distribution Agreement with Strata Community Insurance (SCI), and PSC Property Lync Insurance Brokers and a Referral Agreement with McLardy McShane Partners Pty Ltd (Licensee), Adapt Risk Solutions Pty Ltd (Corporate Authorised Representative).

7 BUILDING SUM INSURED

Resolved that pursuant to Section 97 of the Strata Titles Act 1985 the insurance policy be renewed at the building sum insured suggested by the insurer.

8 ELECTION OF THE COUNCIL OF THE STRATA COMPANY

Resolved that the Council of the Strata Company shall consist of **4** members; and

The following candidates were declared the elected Council until the next Annual General Meeting:

Lot 2 Elaine Bubb
Lot 14 George Zalewski
Lot 33 Caron Green
Lot 38 Mark Salotti

and

That **ALL** the members of the Council appointed to receive the financial reports; and

That **George Zalewski** would be the member of the Council appointed as the Strata Company Representative.

9 UPDATE 10 YEAR PLAN

- a. Resolved that the 10 year plan prepared by ABBC Building Inspectors dated 15/09/2019 be updated as required by Section 100 (2A) (a)(iii); and
- b. Resolved that the Strata Company agrees to undertake all maintenance that is either outstanding or due to be completed in the financial year as noted in the updated 10 year plan to comply with Section 91(1)(c); and
- c. Resolved that the contributions to the reserve fund be determined for the purpose of accumulating funds to meet this expense; and
- d. Resolved that the Strata Company be empowered to undertake expenditure as authorised by the approved budget in accordance with Section 102; and
- e. That Solutions in Engineering quote 2435806 dated 14/06/2024 for the amount of \$1,568.00 be approved;
- f. Resolved that the Council be empowered to choose a preferred contractor/quote.

NOTE:

In accordance with Section 100(2A) (a) (iii) a strata scheme with 10 or more lots or insured for more than \$5,000,000.00 must ensure -

(a) that there is a 10 year plan that sets out;

- (i) the common property and the personal property of the strata company that is anticipated to require maintenance, repair, renewal or replacement (other than of a routine nature) in the period covered by the plan.
- (ii) the estimated costs for the maintenance, repairs, renewal or replace; and
- (iii) other information required to be included by the regulations and

(b) that the 10 year plan is revised at least once in each 5 years and that, when revised, the plan is extended to cover the 10 years following the revision.

10 ADDITIONAL EXPENDITURE

Resolved that pursuant to Section 102 of the Strata Titles Act 1985 the Strata Company agrees to undertake repairs of the shade sails onsite; and

- a. That Perth Sail Shades quote for the amount of \$1,848.00 be approved: Please note this quote is for sew and patch existing shade sails onsite.
- b. That the Strata Company be empowered to undertake expenditure as authorised by the approved budget in accordance with Section 102.

11 BUDGET

Resolved that the statement of estimated receipts and payments (budget) be adopted.

12 ADMINISTRATIVE FUND CONTRIBUTIONS GST

Resolved that contributions to the administrative fund are estimated in accordance with Section 100(1)(a) of the

Strata Titles Act 1985 and determined in accordance with Section 100(1)(c) of the Strata Titles Act 1985 at **\$135,740.00 including GST**; and

That contributions be due and payable as follows;

\$33.94 per unit entitlement due in advance on the 01/07/2024; and
\$33.94 per unit entitlement due in advance on the 01/10/2024, and
\$33.94 per unit entitlement due in advance on the 01/01/2025, and
\$33.94 per unit entitlement due in advance on the 01/04/2025; and

New financial year

\$33.94 per unit entitlement due in advance on the 01/07/2025.

and every quarter thereafter until the next Annual General Meeting.

13 RESERVE FUND CONTRIBUTIONS GST

Resolved that contributions to the reserve fund are estimated in accordance with Section 100(2)(a) of the Strata Titles Act 1985 and determined in accordance with Section 100(2)(c) of the Strata Titles Act 1985 at **\$6,209.99 including GST**; and

That contributions be due and payable as follows;

\$1.553 per unit entitlement due in advance on the 01/07/2024; and
\$1.553 per unit entitlement due in advance on the 01/10/2024, and
\$1.553 per unit entitlement due in advance on the 01/01/2025, and
\$1.553 per unit entitlement due in advance on the 01/04/2025; and

New financial year

\$1.553 per unit entitlement due in advance on the 01/07/2025.

and every quarter thereafter until the next Annual General Meeting.

14 OTHER BUSINESS

Resolved that there being no further business that could legally be brought forward in accordance with the Strata Titles Act 1985 and the registered bylaws, an invitation was extended to those present to raise any items of business without notice.

ITEMS OF DISCUSSION

CLEANING

The meeting requested All Strata Management Services to advise the current contractor that they are not satisfied with the standard of work being undertaken.

CCTV SIGNAGE

The meeting discussed the need for additional signage, the strata council will review this matter.

RESIDENTS RESPONSIBILITY

The meeting requested All Strata Management Services to remind all residents that they are responsible for the actions of all occupants of their unit and any visitors/contractors engaged by them in accordance with the Strata Company bylaws.

15 CLOSURE

That with no further business, Kim Bunting thanked those that attended the meeting, or submitted a proxy, and declared the meeting closed at 6:40PM.