

STRATA TITLES ACT (1998)

MINUTES OF THE ANNUAL GENERAL MEETING

THE OWNERS OF STRATA CORPORATION 175715

51 Sandy Bay Road, Battery Point

Minutes of business dealt with at the Annual General Meeting of Strata Corporation 175715 being 51 Sandy Bay Road, Battery Point held 10am 28th August 2024 via Zoom.

- Connor Gatehouse was appointed Chair.
- Present: Aaron Hooper, Mary Langdale, Aruneema Das, John for Jakob SMSF Custodian Pty Ltd, Viorel Bucur, Jayne and David Parker, Katrina Fisher, and Barbara Roberts.
- Proxies: Jonathan & Dominique Phillips – Proxy to Katrina Phillips.
- Apologies: Lisa Roberts.
- In attendance: Connor Gatehouse – Strata Complete.
- A quorum was present.

Motions

1. **Resolved** that Minutes of the previous Annual General Meeting of 11th December 2023 as distributed be confirmed as a true and correct record.
2. **Resolved** that a Committee of Management comprising of Katrina Fisher, Jonathan Phillips, Viorel Bucur, and Aaron Hooper be elected.
3. **Resolved** that the Strata Manager be authorised to arrange a strata insurance policy prior to the renewal date for an increased sum insured of approximately 5%.
The current building insurances are briefly detailed below:

Underwriter:	CHU
Building:	\$ 8,390,669
Public Liability:	\$30,000,000
Fidelity Guarantee:	\$ 250,000
Voluntary Workers:	\$ 300,000
4. **Resolved** that the Financial Statements as distributed be accepted.
5. **Resolved** that the proposed Administration and Sinking Fund Budget for the period 01/07/2024 to 30/06/2025 as distributed be accepted and resultant levy of \$3,100 per unit be approved and that levy amounts are to be paid in 4 equal instalments by 30th September 2024, 31st December 2024, 31st March 2025, and 30th June 2025.
6. **General Business:**
 - The Manager will get quotes for the external windows to be cleaned. It was discussed that the outer face of the glass balustrades are common property. **POST AGM NOTE:** It was realised the By-Laws include: Clause 14(1) states (subject to by-law 16) the Owner of a Lot must at the Owners cost and expense (d) keep the exterior windows of the Lot clean. Clause 16(1) states the Body Corporate must: a) keep and maintain the

..... exterior (other than exterior glass which forms part of a Lot). As a result, the balustrades will not be included in the clean.

- The Manager will organise someone to clean the grime off the concrete in the carpark.
- The Manager will put together a maintenance schedule to be approved by Committee.
- Katrina raised that some fence damage that was reported still hasn't been fixed. It was caused by the neighbours and they need to fix it.
- Katrina thanked the Manager for getting the bell turned off in the lift however a light panel that is not working.
- Katrina raised that the timber handrails on the balustrades may need to be replaced in the next few years. It was suggested they be replaced with something low maintenance that still maintains the appearance of the building.
- Mary raised that there is some damage in her unit from previous leaks that was never fixed by the original builder when they fixed some other issues. The Manager informed owners that the builders had been contacted to fix another issue however had not been receptive or attend. As a result, a legal letter had been sent to them to get them to assist. If any owners are experiencing leaks or have damage from leaks, they are to send them to The Manager.

7. Next Annual General Meeting – tentatively to be held on 28th August 2025 via Zoom.

Meeting closed: 10:46am

Your Strata Management Team,

Lynn Stratton, Connor Gatehouse, Isaac ODonnell & Janet Hodgson.