



BCSP NO: 59105

120 STRICKLAND AVENUE, SOUTH HOBART

Minutes of the Annual General Meeting of the Body Corporate held at Level 2/29 Salamanca Place, Battery Point, held on Tuesday 22nd July 2025 commencing at 2.00 pm.

Appointment of Chairperson:

It was resolved to appoint Tim Barwick of Tas Strata & Property Group Pty Ltd as Chairperson for the meeting.

Attendance & Apologies:

No owners in attendance today.

Apologies/Proxies

Bradley Kannegiesser & Halley Durrant (Lot 2), Apology & Proxy to Chairperson.

William Abey & Frances Abey (Lot 4), Proxy to Chairperson.

Laura Burns (Lot 6), Proxy to Chairperson.

Confirmation of Previous Minutes:

Resolved that the minutes of the meeting held on 23rd July 2024 be confirmed as a true record.

Matters Arising from Previous Minutes:

Nil.

Financial Statement:

Resolved that the financial statement for the period ending 02/06/2025 be adopted. (Note part financial year only 31/08/2025).

Insurance Review:

The insurance was reviewed and it was agreed that the cover in place is adequate to meet the body corporates needs at present. (It is recommended a formal valuation be conducted every 3-5 years).

Owners are reminded that the building insurance does not cover owner's contents such as carpet, light fittings, blinds, curtains and whitegoods. Owners may wish to consider contents insurance or landlords insurance and should have liability cover for within their own lot.

All owners should install and maintain appropriate smoke detectors within their unit and ensure they comply as per the Residential Tenancies (Smoke Alarm) Act 2012 that came into effect on 1/5/2013. For transparency and full disclosure, our office may receive a commission from our underwriter for the base premium payable.

Management Committee:

No Management Committee was appointed Tas Strata & Property Group Pty Ltd to undertake this role.

Proposed Budget:

Resolved that the tabled budget be adopted for the financial year ending 31st August 2026 without change.

Contributions:

Resolved that the contributions will be payable in two installments, first due on the 1st September 2025 and the second due on the 1st March 2026.

General Business:

Nil.

All owners are further reminded to contact our office during business hours Monday to Thursday 9.00 am to 5.00 pm, Friday 4.30 pm with any questions you may have. Items should NOT be saved up for the AGM, thank you.

Body Corporate Manager:

Resolved that Tas Strata & Property Group Pty Ltd be appointed as manager and delegated all functions related to the administration, management, and control of the common property as per Section 80 of the Strata Titles Act 1998.

Closure:

There being no further business, the meeting was closed at 2.10 pm.