

STRATA TITLES ACT (1998)

MINUTES OF THE ANNUAL GENERAL MEETING

THE OWNERS OF STRATA CORPORATION 59518

2A Sayer Crescent, Sandy Bay

Held Wednesday 16th July 2025 at 4:00pm via Zoom

- Isaac ODonnell was appointed Chair.
- Present by Zoom: Andrew Koniuszko (4) & Carmel Denholm (6)
- Proxies: Sue Grecian (5) to Lynn Stratton, Lucinda Saxby (7) to Eliza Grey (not present).
- Apologies: Nil.
- In attendance: Lynn Stratton & Isaac ODonnell – Strata Complete.
- No quorum was present. The meeting proceeded with Minutes distributed to members, with resolutions becoming effective 14 days after distribution, unless members reply voting against a motion in a sufficient number to overturn a decision.

Motions

1. **It was resolved** that Minutes of the previous Annual General Meeting of 16th July 2024 as distributed be confirmed as a true and correct record.
2. **It was resolved** to keep in place the Management Committee of 2024-25 being Andrew Koniuszko (4), Carmel Denholm (6) & Eliza Grey (8). The Manager shall confirm with Eliza their continuation. If Eliza does not wish to continue the strata shall have no Management Committee for 2025-26.
3. **It was 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%.

Your Private Insurance – A Strata Insurance Policy does not extend to your private contents or public liability over your private lot. We encourage owners to ensure their contents are insured (including floor coverings and floating floors) and that your contents or landlord policy includes public liability for your private property.

4. **It was resolved** that the Financial Statements as distributed be accepted.
5. **It was resolved** that the proposed Administration and Sinking Fund Budget for the period 01/07/2025 to 30/06/2026 as distributed be accepted and resultant levy of \$98.74 per unit entitlement be approved and that levy amounts are to be paid in 2 equal instalments by 1st September 2025 and 1st March 2026.
6. **It was resolved** that SC 59518 2a Sayer Crescent appoint Strata Complete ABN 20 088 113 22 as their Strata Manager to perform their Australian Tax Office (ATO) requirements.

Therefore, we appoint:

Rodney Douglass (Chief Financial Officer/Company Secretary) to be appointed as Public Officer/Primary Authorised Contact

General Business

- Andrew raised there is a discrepancy in the site boundary between 2a and 2 Sayer crescent. The fencing of 2 Sayer sits over the documented boundary line of 2a Sayer. It was decided only to note this & table a decision for a later date.
- Carmel asked if there had been further updates regarding the proposed development of 2 Sayer Crescent. Both the manager and Andrew confirmed there had not been anything further.
- Sue Grecian raised via a letter to the Manager the following:
 - The new outside lighting has now been installed. A few adjustments were needed to console neighbours. Sue is hopeful that this new lighting will deter future problems such as the neighbour's tree being lit on fire.
 - The stairwell carpets are not wearing well. Both Sue & owners present agreed to investigate quotes for a replacement. Andrew and the manager will arrange quotes. To help provide longevity to the carpet owners agreed to have the carpets steam cleaned twice a year. They were cleaned in 2024 for \$150.00.
 - The sealing of the carpark was discussed, Sue has indicated she would be agreeable to having the work done in stages. Making comments that the owners of 2b owns 3 of the car spaces and may be willing to contribute to repairs. Andrew and Carmel were both in agreeance. The manager will continue to investigate quotes. Owners present, were in agreeance that the asphaltting should be the next project with use of the sinking fund.
 - Sue noted that the new complex power points have proven useful for trades people.
 - There have been ongoing issues with garbage disposal. There is current signage outlining correct procedures. The manager will issue a circular to try and improve behaviour.

Next Annual General Meeting – tentatively to be held on 16th July 2026.