

## 259-261 Preston Point Road Bicton (Belvista Heights) Strata AGM

**Meeting Date:** 30<sup>th</sup> September 2024

**Meeting Time:** 5:00pm – 6:00pm

**Meeting Attendees:** J J (Unit 1), S W (Unit 3), P J (Unit 4), A Z (Unit 5), A M (Unit 6), J E (On behalf of Unit 7 & 8 **Meeting Apologies:** S C (Unit 2)

### Meeting Minutes

	Agenda Item	Discussion
1	Financials & Admin	<p>1.1 – Bank balance at end of FY24 - \$8,895.92</p> <p>1.2 – All owners agreed to keep strata rates at \$200 per quarter with any required costs to be covered on an as needs basis.</p> <p>1.3 – Upcoming payments – 2 x Water Usage and Strata Insurance</p> <p>1.4 – Discussed and agreed to include Sienna (Unit 3) in the committee to assist with administration such as taking minutes at the AGM</p> <p>1.5 – Noted bank account can only be accessed by J, A, J and C and that 2 people must approve prior to any payments being made. 1.6 – Discussed and agreed to keep water metering as a combined fee and paid through strata rates.</p> <p>1.7 – Agreed to keep reimbursing Jeff \$100 for admin and printing costs</p> <p><b>Action Items:</b></p> <ul style="list-style-type: none"><li>• Oakley (Previous owner of Unit 4) to be refunded \$200 for overpayment of strata rates</li><li>• J to be reimbursed for the purchase of the strata lighting timer</li></ul>
2	Insurance	<p>2.1 – Confirmed with J (Unit 1) that the insurance covers 259-261 Preston Point Road not just 259 Preston Point Road</p> <p><b>Action Items:</b></p> <ul style="list-style-type: none"><li>• J (Unit 1) and A (Unit 5) to pay insurance cover and send receipt of payment and cover to owners</li></ul>
2	Fencing	<p>3.1 – P ran into the owner of 257 and discussed the intentions for the fence replacement. The 257 owner is open to receiving the quotes this time as last time it was too soon after buying the property.</p> <p>3.2 – Discussed and agreed for 3 more quotes be arranged for the replacement of the boundary fence to the back of Units 1 – 4 and the fence in front of Unit 3 &amp; 4's car bays as well as a cost to fix the cracks to the brick wall to the front and side of Unit 1.</p>

		<p>3.3 – Agreed all owners in the strata will contribute to the costs of replacing the fence</p> <p><b>Action Items:</b></p> <ul style="list-style-type: none"> <li>Unit 4 (P) and Unit 3 (S) to arrange 3 quotes for the cost of replacing the fencing to the Unit 1 – 4 boundary, the fence to the Unit 3 &amp; 4 carbays/Unit 4 garden and the crack in the brick wall to the front and side of Unit 1.</li> <li>Part of fence to be taken to authority and tested if it is asbestos or cement fibre sheeting</li> </ul>
3	Landscaping	<p>4.1 – Discussed the trees to the back parking area and agreed to get quotes for the removal of the stumps and trees. Peter made note they likes the shade the trees provide. S is happy to remove due to the mess however also happy to just cut them back.</p> <p>4.2 – Reviewed the retaining to Unit 4's garden and agreed there is no retaining between the different levels of the back carpark and Unit 4's garden, only the fence.</p> <p>4.3 – Agreed that any landscaping changes to the front landscaping of each lot can be done without approval from all owners but only within reason</p> <p>4.4 – Discussed the request for Unit 3 (S) to update the front landscaping to remove the Hibiscus plant and replace with a low/medium height palm-like plant such as a bird of paradise. All owners agreed to this change.</p> <p>4.5 – Discussed the new timer purchased by J for the strata lighting. 4.6 – Discussed and agreed that any bulk waste and green waste verge collections arranged are offered to all owners. Aim for a quarterly collection or when required.</p> <p>4.7 – Discussed installing some additional lighting to the back carpark area for Units 3 – 6 as it can get very dark at night. Agreed to install some lighting once the landscaping is fixed.</p> <p><b>Action Items:</b></p> <ul style="list-style-type: none"> <li>Unit 4 (P) to arrange quotes for the removal of the tree stumps surrounding the back carpark fence and garden of unit 4 as well as the cost to remove the trees (for owners to review and agree next steps).</li> <li>J to arrange an electrician to replace the timer switch on the strata lighting. All owners to keep an eye on the light and timer after power outages.</li> <li>Unit 3 (S) to arrange green waste verge collection in the coming weeks post the removal of the hibiscus plant. Sienna to notify all owners of verge collection date.</li> </ul>

**BELVISTA HEIGHTS BODY CORPORATE**  
**259-261 Preston Point Road, BICTON WA 6157**

SP: 8518 ABN 27 067 135 527

TO:

UNIT NO

Amount Payable \$200 per quarter	due date	1/7/25- 30/09/25
		1/10/25- 31/12/25
		1/1/26 - 31/3/26
		1/4/26– 30/6/26

Payable to:

The Owners of BELVISTA HEIGHTS

P&N BANK

BSB XXX-XXX ACCOUNT NO.

XXXXXXXXXX

J.E

Secretary/Treasurer

Tel: 9439 5447



## CERTIFICATE OF CURRENCY

### THE INSURED

POLICY NUMBER	POL11091647
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording <a href="#">SCI034-Policy-RS-PPW-02/2021</a> Supplementary Product Disclosure Statement <a href="#">SCIA-036_SPDS_RSC-10/2021</a>
THE INSURED	The Owners of 259-261 Preston Point Road Bicton WA 6157 Strata Plan 8518
SITUATION	259-261 Preston Point Road, Bicton, WA, 6157
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 08/10/2024 Expiry Date: 4:00pm on 08/10/2025
DATE OF ISSUE	01/10/2024

### POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$2,500,000
		Common Area Contents	\$25,000
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$375,000
	OPTIONAL COVERS	1. Flood	Not Included
		2. Floating Floors	Not Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 4	Workers Compensation		Not Selected
SECTION 5	Fidelity Guarantee		Not Included
SECTION 6	Office Bearers' Liability		Not Included
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		Not Included
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		Not Included
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

The Owners Of Belvista Heights

Date: 01/07/2025  
 Period: 01/07/2024 - 30/06/2025  
 ( 365 Days )

Account SAV - 01807476

Easypay Access Account

Date	Effective Date	Description	Debits	Credits	Balance
01/07/2024		Osko Payment From PETER JOHNSON Ref#291284933		200.00	9,095.92
01/07/2024		Deposit - Cash - UNIT 7		800.00	9,895.92
01/07/2024		Deposit - Cash - UNIT 8		900.00	10,795.92
21/08/2024		Direct Debit WATER CORP - 9000888821	214.83		10,581.09
13/09/2024		Osko Payment From S L W Ref#293743515 Osko Payment		200.00	10,781.09
20/09/2024		From Unit 4 Ref#293973513		200.00	10,981.09
30/09/2024		Osko Payment From P J Ref#294324408 Osko Payment To		200.00	11,181.09
30/09/2024		Tanner OB Account 550252448 ANZ - Midland Ref#294329540	200.00		10,981.09
30/09/2024		Osko Payment To Strata Community Insurance Trust Account			
30/09/2024		215745 Ref#294329989	4,731.60		6,249.49
30/09/2024		Interest Credit		0.27	6,249.76
21/10/2024		Direct Debit WATER CORP - 9000888821	262.26		5,987.50
17/12/2024		Osko Payment From L W Ref#297115413 Direct Debit		200.00	6,187.50
18/12/2024		WATER CORP - 9000888821	332.33		5,855.17
31/12/2024		Interest Credit		0.16	5,855.33
01/01/2025		Osko Payment From P J Ref#297603301 Direct Debit WATER		200.00	6,055.33
20/02/2025		CORP - 9000888821	450.45		5,604.88
17/03/2025		Osko Payment From S L W Ref#300216187 Interest Credit		200.00	5,804.88
31/03/2025				0.14	5,805.02
01/04/2025		Osko Payment From P J Ref#300753478 Osko Payment To		200.00	6,005.02
02/04/2025		Daniel Featherstone Account 11094881 CBA - 95 W	527.00		5,478.02
01/04/2025		Ref#300785613 great job P			
01/04/2025		CR Rate Change: 0.0100% To 0.0000% (\$0.00)			5,478.02
22/04/2025		Direct Debit WATER CORP - 9000888821	346.35		5,131.67
29/05/2025		Osko Payment To JTM Fencing and Gates WA Account	1,332.10		3,799.57
13/06/2025		626139 WBC - G Ref#302848582 JTM fencing deposit		800.00	4,599.57
14/06/2025		Osko Payment From S C Ref#303417470		200.00	4,799.57
17/06/2025		Osko Payment From S L W Ref#303439191 Osko Payment To			
17/06/2025		JT Fencing & Gates WA Account 626139 WBC - Gree	1,332.10		3,467.47
17/06/2025		Ref#303522959 63459		400.00	3,867.47
17/06/2025		Osko Payment From J J Ref#303523220		800.00	4,667.47
18/06/2025		Transfer From A M Ref#303595954			
20/06/2025		Direct Debit WATER CORP - 9000888821	282.28		4,385.19

This is a transaction listing only and not a formal statement.

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