

**The Owners of 147 – 159 Charles Street, West Perth  
Strata Plan 5629**

**NOTICE OF EXTRAORDINARY GENERAL MEETING**

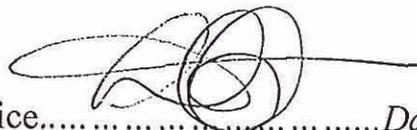
Notice is hereby given that the Annual General Meeting of the above Strata Company will be held at the office of Exclusive Strata Management Services, Suite 15, 443 Albany Highway, Victoria Park on Tuesday 31<sup>st</sup> July 2012 commencing at 5.30pm.

**Registration from 5.15pm.**

This notice is issued pursuant to the by-laws of the strata company, on 5<sup>th</sup> July 2012 being not less than 14 days prior to the holding of the meeting.

The attention of proprietors is drawn to the following documents enclosed with this combined notice and agenda for this meeting:

- 1. Amended budget of estimated expenditure from the Administrative Fund and provision for Reserve Fund for period 01/10/11 to 30/09/12*
- 2. Forms of specific and enduring proxy.*



Signature of person issuing this notice.....Date 5/7/12  
On behalf of Exclusive Strata Management

## **PRELIMINARY MATTERS**

- Registration of proprietors and proxy holders
- Verification of valid proxies received
- Verification of those eligible to vote and personally present
- Record those present by invitation
- Record any apologies received

**Confirmation by the Council Chairman or Secretary of an enabling quorum being present, that the meeting is properly constituted and may proceed to the conduct of business.**

*(Or that it is adjourned one week hence)*

## **Meeting Agenda**

1. **Appointment of chairperson for the meeting.**  
-Only required if the Chairman of the Council is unavailable or unwilling to act.
2. **Confirmation of previous minutes.**  
-Minutes of the last general meeting have previously been distributed to proprietors.
  - (a) **Motion under notice –**  
That the previously circulated minutes of the General Meeting held on 01/11/11 be confirmed as a true record of those proceedings.
  - (b) Consideration of any matters arising not otherwise provided for by this agenda.

## **SPECIAL BUSINESS**

3. **Consideration of amendment to budget of estimated expenditure from the Administrative Fund.**  
**Motion under notice –**  
That the budget of estimated expenditure from the Administrative fund, GST inclusive, be amended as follows:  

Special Projects	\$80,000.00
------------------	-------------

  
To increase the total budget to \$185,479.00
4. **Determination of the Special levy of contributions**  
**Motion under notice –**  
that the special levy of contributions on proprietors for the Administrative Fund be payable in advance, inclusive of GST, by instalments due and payable in the amounts and on the dates as shown below:  

\$220.00 per unit entitlement	1 <sup>st</sup> September 2012,
\$220.00 per unit entitlement	1 <sup>st</sup> December 2012,

  
to raise a total of \$81,840.00 for the purpose of Gas / flu rectification.

**5. Matters without notice for discussion and referral to the Council.**

Note: Such matters may only be raised at the discretion of the Chair and with leave of the meeting.

**6. Close of meeting.**