

The Owners of “The Mews”
147-159 Charles Street, West Perth
Strata Plan 5629

MINUTES OF THE ANNUAL GENERAL MEETING

Held at the Office of Exclusive Strata Management Services
15/443 Albany Highway, Victoria Park
On Tuesday, 16th November 2010, at 5.30 pm

PRESENT

Saxon Mailey	Danny Hawkins	Andrea Bowden
Richard Kosovich		

BY INVITATION

Michelle Odine	representing Exclusive Strata Management (ESM)
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At 6.00pm the Strata Manager announced that there being no quorum present, the meeting was adjourned to 23rd November 2010 at the same venue and time.

The meeting reconvened on Tuesday 23rd November 2010 at 5.30pm

PRESENT

Saxon Mailey	Sean Saunders	Danny Hawkins
Andrea Bowden	Richard Kosovich	

BY INVITATION

Michelle Odine	representing Exclusive Strata Management (ESM)
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APOLOGIES

Nil

PROPRIETORS PRESENT OR REPRESENTED BY PROXY

Lot	Proprietor	Represented by	Proxy and/or Proprietor
1	Saxon Mailey	Saxon Mailey	Proprietor
2	Kim Silverstone	Saxon Mailey	Proxy
7	Mrs C M Chapman	Michelle Odine	Proxy
8	Mr B Mahoney	Saxon Mailey	Proxy
9	Mr A Smith	Sean Saunders	Proxy
16	Ms S Beale	Michelle Odine	Proxy
19	Mr R Holland	Saxon Mailey	Proxy
22	Mr S Saunders	Sean Saunders	Proprietor
23	Mr P & Mrs J Smith	Sean Saunders	Proxy
24	D Hawkins	Danny Hawkins	Proprietor
28	Mr R Holland	Saxon Mailey	Proxy
33	Andrea Bowden	Andrea Bowden	Proprietor
37	Nipaporn Browne	Michelle Odine	Proxy
39	Mr R Kosovich & Ms M Nyunt	Richard Kosovich	Proprietor / Proxy
40	Ms J Armstrong	Saxon Mailey	Proxy
41	Mr. T Woods	Michelle Odine	Proxy

42	Ms E Foston	Michelle Odine	Proxy
46	Mrs D Gilbert	David Browne	Proxy
47	Mr D & Mrs T Browne	Michelle Odine	Proxy
48	Mr S Saunders	Sean Saunders	Proprietor

1. Appointment of Chairman for the Meeting

Michelle Odine was appointed to chair this meeting.

2. Confirmation of Quorum Present

It being confirmed that there was an enabling quorum of 18 owners present or represented, the Chairman advised that the meeting was properly constituted and could proceed to the transaction of the notified business and declared the meeting open at 5.30pm.

3. Confirmation of the minutes of the previous General Meeting.

It was resolved on a motion proposed by Andrea Bowden and seconded by Sean Saunders that the minutes of the General Meeting held on 24/11/09 be confirmed.

4. Matters Arising from the Previous Meeting

Nil.

5. Statement of Accounts

It was resolved on a motion proposed by Saxon Mailey and seconded by Danny Hawkins that the statement of accounts for the period ending 30/09/10 be adopted as presented, Total Owners Funds being \$33,235.76.

6. Constitution of the Council

It was resolved on a motion proposed by Saxon Mailey and seconded by Danny Hawkins that the Council of the Strata Company consist of 5 proprietors.

The following candidates were nominated:

- Kim Silverstone
- Saxon Mailey
- Sean Saunders
- Danny Hawkins
- Andrea Bowden

The above 5 candidates were declared duly elected to the Council.

7. Change of Strata Company's address for service of notices.

It was resolved on a motion proposed by Saxon Mailey and seconded by Sean Saunders that pursuant to section 40 of the Strata Titles Act, 1985 the address for the purpose of the service of notices on the strata company be changed to Exclusive Strata Management, PO Box 779, Victoria Park, WA 6979.

8. Insurance

It was resolved on a motion proposed by Saxon Mailey and seconded by Sean Saunders that the council be directed to further renew the current insurance policy to its expiry date in such sums as are suggested by insurer or as are recommended by a qualified professional advisor.

9. Consideration of budget of estimated expenditure

It was resolved on a motion proposed by Saxon Mailey and seconded by Andrea Bowden that the budget of estimated expenditure of \$65,780.00 be adopted as the budget of the Strata Company for the period 01/10/10 to 30/09/10

10. Determination of the levy of contributions for period 01/01/11 to 31/12/11

It was resolved on a motion proposed by Saxon Mailey and seconded by Andrea Bowden that the levy of contributions on proprietors for the Administrative Fund be payable quarterly in advance by installments due and payable in the amounts and on the dates as shown below:

\$89.00 per unit entitlement	1 st January	2011,
\$89.00 per unit entitlement	1 st April	2011,
<u>\$89.00 per unit entitlement</u>	<u>1st July</u>	<u>2011,</u>
\$89.00 per unit entitlement	1 st October	2011,

to raise a total of \$66,216.00 in the financial year,

and,

that the levy of contributions on proprietors for the Special Fund (for digital television upgrade) be payable quarterly in advance by installments due and payable in the amounts and on the dates as shown below:

\$60.00 per unit entitlement	1 st March	2011,
\$60.00 per unit entitlement	1 st May	2011,

to raise a total of \$22,320.00 in the financial year,

and,

that the levy of contributions on proprietors for the Reserve Fund be payable quarterly in advance by installments due and payable in the amounts and on the dates as shown below:

\$6.00 per unit entitlement	1 st January	2011,
\$6.00 per unit entitlement	1 st April	2011,
<u>\$6.00 per unit entitlement</u>	<u>1st July</u>	<u>2011,</u>
\$6.00 per unit entitlement	1 st October	2011,

to raise a total of \$4,464.00 in the financial year.

11. General Business

- a) **External Fixtures** – Satellite dish on wall of unit 39 – not installed by the owner and service is not connected to unit 39. ESM to send letter to unit 3 and unit 21.
Owners are reminded that external fixtures may not be attached to external walls without Council of Owners approval.
- b) **Aerials** – ESM to send letter to all occupiers/owners advising that the current TV aerials will be removed when the new digital compatible television service upgrade

is installed in latter half of year.

- c) **Hot Water Systems** – **Owners are reminded that they may not install electric hot water systems due to limitations in the buildings electricity supply.** When gas hot water systems are upgraded the strata company will cover part of the installations costs (subject to prior approval.)
- d) **Free Gas Hot Water System Upgrades** – Free gas hot water system upgrades are currently available on original hot water systems installed prior to 1980 (subject to approval.) The strata company is currently liaising with Alintagas and the Office of Energy (WA) to perform these upgrades across the whole complex.

Close

There being no further business the meeting closed at 7.10pm.

Signed as a true and correct record of this meeting:-

CHAIRPERSON

DATE

Further Information is available on the website:

<http://www.themewswestperth.com.au>

Complex Rules: <http://www.themewswestperth.com.au/rules>
Financial Reports: <http://www.themewswestperth.com.au/finance>
Maintenance: <http://www.themewswestperth.com.au/maintenance>