

STRATA TITLES ACT 1985

OWNERS OF 147/159 CHARLES STREET, WEST PERTH
(Known as The Mews)
STRATA PLAN NUMBER 5629

Minutes of the Committee meeting held on the 22nd February, 1988
in Unit 44 at 7.00p.m.

PRESENT: Mr. R.W. Liddelow.
Mr. W. Sweeney.
Mr. Ross Harvey.
Miss R. Harvey.
Mr. L.J. Baskerville.
Mr. Harry Harvey - by invitation.
Miss R. Pearman - Bill Crosse & Company.

CHAIRMAN: It was moved by Mr. Ross Harvey, seconded
Mr. Sweeney that Mr. Ross Liddelow be elected
Chairman of the Council of Management for the
coming year. Carried unanimously.

MINUTES OF THE COUNCIL
MEETING HELD 21/9/1987:

Were read and confirmed as being a true and
correct record on a motion put by Mr. Ross
Harvey. Seconded Mr. Liddelow. Carried.

Matters Arising: Mr. Harry Harvey thanked the Strata Company
for the bonus of \$200.00.

1988/89 BUDGET: It was agreed that in future the budget be
prepared and presented to the Council of
Management at the Council of Management
meeting prior to the AGM. In this manner
the Council can then make any alterations
they feel necessary before presenting the
budget at the Annual General Meetings.

MINUTE REVIEW AGM: Minutes of the Annual General Meeting held
on the 19th October, 1987 were discussed
with the following items being raised as
matters arising:-
1) Brickpaving & plants to pool area completed.
2) UHV Television Antenna - project completed.

FINANCIAL STATEMENT: Copy attached to these minutes.
Was read, circulated and accepted into the
records on a motion put by Mr. Ross Harvey.
Seconded Mr. L. Baskerville. Carried.

GENERAL BUSINESS: Reticulation bore - the meeting was advised
that the water pressure would appear to have
dropped. It was therefore agreed that a quote
be obtained from Total Eden plus Darling Downs
Drilling to check out the bore to ascertain
as to quite what the cause is for this failure.
It was felt that possibly after 10 years the
shaft may need to be sunk lower. Note:
pressure test to be made. HOLD UNTIL AFTER
THE 13/3/1988 - then contractors to be requested
to liaise with the Caretaker at Unit 29.

RELIEF CARETAKER: It was agreed to make payment to Bob Kelleher
the sum of \$100.00 in payment of part-time
relief Caretaking duties.

CHEMICALS: 20 litres of Hydro Chloride Acid to be delivered
to 11 Ivy Street. West Perth.

GENERAL BUSINESS CONTINUED:SWIMMING POOL PROBLEMS:

Miss Pearman advised the meeting of the numerous complaints which have been received in connection with the general behaviour in the pool area as follows:

1. Bad language.
2. More than two visitors per unit.
3. Food scraps thrown into the pool
4. Bottles and cans left in the area.
5. Annoyance of ball throwing in the pool.
6. Sand from the garden beds in the pool.
7. Climbing the fences to get ball.
8. General discontent.

Mr. R. Liddelow advised the meeting that two of the offenders had called to see him this evening and following discussion had advised that they will take care to make sure they do not offend again.

Considerable discussion took place on this subject with the question as to whether an Occupant can be banned from using the pool area - Miss Pearman to check this query out and advise.

It was then moved by Mr. Ross Harvey that a letter be forwarded to all Occupants advising that if in future there are reports of further contraventions of the by-laws and mis-use of the common property in connection with the use of the pool then the person(s) offending will be banned from using the pool. and if they continue then a complaint will be lodged against such offenders with the Strata Titles Referee who will impose a fine of up to \$200.00. Letter to be accompanied by a copy of the by-laws hi-lighting the sections applicable. Motion seconded by Mr. Baskerville. Carried unanimously. OK ✓

It was further agreed that in future Occupants be requested to lodge their complaints in writing direct to the Strata Company Managers/Agent, Bill Crosse & Co., Post Office Box 22, Como. 6152.

It was further agreed that any correspondence directed to an occupant who is a tenant that a copy of that correspondence must also go to the Landlord. Should the Landlord not reside locally then the copy is to be forwarded to the Rental Agent.

It is further agreed that all Residents be advised that they must accompany their guests to the pool and remain with them until they leave the pool area.

If was further agreed that by-law 1(d) also includes objects of any kind i.e. playing balls.

ANTI-SKID STRIPS:

Mr. Harry Harvey requested to replace sections (where necessary) of the anti-skid strips to stairwell near unit 17. -- dropping from carpark to ground floor level.

COMPLAINTS:

Occupants to be advised that they are at liberty to lodge their complaints with a Committee Member but that they will also be requested to place same in writing.

NEXT COMMITTEE MEETING: 16/5/1988. Venue and time to be advised.

CLOSURE: 8.00 p.m.

CONFIRMED AS A TRUE AND CORRECT RECORD.

CHAIRMAN: _____ DATED: 7-6-88

OWNERS OF 147/159 CHARLES STREET, WEST PERTH. (Known as The Mews)

FINANCIAL STATEMENT OF RECEIPTS AND PAYMENTS FROM 30/9/1987 to 22/2/1988

| | |
|--|-----------------|
| Balance as at the 30/9/1987 | 3111.69 |
| Levies since received | 9142.00 |
| Re-imbursed - Insurance claims | 529.50 ** |
| Recalled funds from Building Society Account | 5000.00* |
| Interest for late payment of levies | 66.00 |
| | <u>17849.19</u> |

PAYMENTS:

| | | |
|--|------------------|------------------------|
| FID & BAD fees | 19.06 | |
| Management fee (5 mths to 29/2/1988) | 1170.00 | |
| Postage & petties (one month only) | 21.00 | |
| Caretaker wages - to January, 1988 | 4789.48 | |
| Caretaker - Telephone account | 264.21 | |
| SEC - common lighting & power to 8.1.1988 | 1002.98 | |
| Hall Hire | 6.00 | |
| Insurance premiums | 2350.90 | |
| Invest (re-invest) | 2000.00 * | |
| T.V. Antenna adjustment | 847.00 | |
| Brick paving pool area (& sundry plants) | | |
| Including slab work | 1955.00 | |
| Replace reticulation timer | 88.00 | |
| Adjust and reset time clock | 15.00 | |
| Pool chemicals & parts | 214.60 | |
| New hand basin Unit 12 - Insurance claim | 190.00 | - re-imburement N/R to |
| Glass to toilet Unit 29 (fan area) | 85.00 ** | date. |
| Burst water pipe between units 34 & 16 | 190.00 ** | |
| Sundry requisites etc for common property. | 573.67 | |
| Annual General meeting fee | 60.00 | <u>15841.90</u> |
| Balance as at the 22/2/1988 | | \$2007.29c |

P.I.B.S.

| | | |
|-----------------------------|----------------|----------------|
| Balance as at the 30/9/1988 | 7000.00 | |
| Interest | 317.99 | |
| Invested further funds | 2000.00 | |
| | <u>9317.99</u> | |
| Recalled funds | 5000.00 | <u>4317.99</u> |

BALANCE OF BOTH ACCOUNTS AS AT THE 22/2/1988 \$6325.28

LEVIES IN ARREARS:

| | | |
|---------|--------|--|
| Unit 6 | 99.00. | Current quarter. |
| Unit 13 | 132.00 | Current quarter. |
| Unit 15 | 236.00 | Owes part to 30/9/1987 plus 31/12/1987 and 31/3/1988. |
| Unit 19 | 99.00 | Current quarter. |
| Unit 21 | 264.00 | owes to 31/12/1987 & 31/3/1988 |
| Unit 51 | 99.00 | Current quarter. (understand unit is on the market for sale) |

GENERAL

| | |
|-----------------------------|-------------------|
| Petrol for mowers | 30.00 |
| Plants & fertiliser | 67.35 |
| Repairs to Victor vac motor | 100.00 |
| Fluoros & starters | 55.40 |
| Parts, paint bits etc | 320.92 = \$573.67 |

OWNERS OF THE MEWS

FINANCIAL STATEMENT OF RECEIPTS AND PAYMENTS FROM 22/2/1988 to 31/5/1988

| | |
|--|---------|
| <u>RECEIPTS:</u> Balance as at the 22/2/1988 | 2007.29 |
| Levies since received | 6442.00 |
| Insurance - reimburse | 190.00 |
| Insurance - reimburse. U12 | 110.00 |
| | <hr/> |
| | 8749.29 |

PAYMENTS:

| | | |
|-------------------------------|---------|---------|
| FID & BAD fees | 7.95 | |
| Management fee to 31/5/1988 | 468.00 | |
| Postage, print & stationery | 159.00 | |
| SEC - common light & power | 695.25 | |
| Caretaker to 19/5/1988 | 3152.49 | |
| Rent for unit 29 to 28/6/1988 | 390.00 | |
| Caretaker telephone | 105.23 | |
| Reticulation repairs | 318.02 | |
| Pool chemicals | 45.80 | |
| Sundries | 154.42 | |
| Relief Caretaker | 200.00 | |
| Shower - reglaze U12 | 110.00 | 5806.16 |
| | | <hr/> |

Balance as at 31/5/1988 \$2943.13

P.I.B.S.

Balance as at the 22/2/1988 \$4317.99

Balance of BOTH accounts as at the 31/5/1988 \$7261.12

LEVIES IN ARREARS: Unit 15 \$275.00

~~Unit~~
Water
Systems
Gas
to be
serviced

STRATA TITLES ACT 1985

THE OWNERS OF THE MEWS.

147/159 CHARLES STREET, WEST PERTH

Minutes of the Committee Meeting held on the 7th June, 1988 in unit 47 at 7.00p.m.

PRESENT: Mr. L. Baskerville.
Miss R. Harvey.
Miss R. Pearman - for Bill Crosse & Co.

ABSENT: Mr. W. Sweeney.

OFFICERS: Owing to both Mr. R. Harvey and Mr. R. Liddelow having sold their units the position of Chairman now becomes vacant.

It was unanimously agreed that Mr. Leon Baskerville be the elected Chairman.

COUNCIL: As the new Owner of Unit 12 has indicated that she would be willing to serve on Council it was agreed that a letter be forwarded to Miss V. D'Cunha requesting that she join with the remaining members of Council to serve until the next Annual General Meeting. ✓

MINUTES : The minutes of the Council meeting held on the 22nd February, 1988 were read and it was unanimously agreed to confirm same as a true and correct record.

MATTERS ARISING: Quote to be obtained to affix anti-skid strips to the stairs leading from the carpark into the front block of units.
Further quote to be obtained to affix metal strips of some permanent method of safety for these areas.

FINANCIAL STATEMENT: Was read and unanimously received and adopted

Arrears: Bill Crosse & Company to push for the Owner of Unit 15 to bring his levies up to date. ✓

GENERAL BUSINESS: GAS HOT WATER SYSTEMS:
It was unanimously agreed that a letter to forwarded to all Owners advising that a number of problems are occurring with the Gas Hot Water Systems with the suggestion that as these heaters have possibly not been serviced for quite some time that in the interest of safety that Owners arrange to have their HWS serviced as soon as possible. ✓

NEWSLETTER:

1. Introducing the new Caretakers - Mr & Mrs. Annandale.
2. Warning re car thefts.
3. Advising no washing permitted to be placed on the balconies- contravenes the Council and the Strata Company by-laws. ✓

Caretaker: Mr & Mrs. Annandale to be requested to make every effort to bring the garden beds into good order - weeded and tidy. Also to fertilise and where sensible plant seedlings such as petunas etc. ✓

FAREWELL GIFT: It was unanimously agreed that a farewell gift be purchased for Harry and Joan Harvey who were the Caretakers for over six years. The sum of up to \$100.00 was authorised for this item.

...

GENERAL BUSINESS CONTINUED:

A letter of thanks to be forwarded to both Mr. R. Harvey and Mr. R. Liddelow who were both service officers on the Council of Management for a number of years.

TREE LOPPING:

It was unanimously agreed to accept the quote from Professional Tree Surgeon (Murray Turner) at a cost of \$740.00. 8 Euclypt to clear roof line on Northern Boundary. Near U14 Almond tree to make safe and full prune to 12ft high. ✓
Almond tree nr U15 - to clear out and make safe. Other trees in front of units 14, 15 & 16 clear roof. Gum to clear roof line. Gum by U 18 to clear roof line.

It was decided that the following year the trees on the northern boundary should be lowered even further.

CARETAKERS AGREEMENT:

Copy to be forwarded to each member of Council. ✓

UNIT 47:

An official request was made to install a wrought iron gate (either to match the colour of the walls or the woodwork) to enclose and for security reasons the entrance to the front door. ✓
It was unanimously agreed to grant permission for this addition with the proviso that all costs be met by the Owner of Unit 47.

NEXT MEETING OF
COUNCIL

To be held in approx 3 months time unless a situation arises which requires an earlier meeting.

There being no further business the meeting closed at 7.45p.m.

CERTIFIED AS A TRUE AND CORRECT RECORD.

CHAIRMAN: _____ DATED: _____

STRATA TITLES ACT 1985

THE OWNERS OF THE MEWS.

147/159 CHARLES STREET, WEST PERTH

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Miss R. Pearman - for Bill Crosse & Co.

ABSENT: Mr. W. Sweeney.

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It was unanimously agreed that Mr. Leon Baskerville be the elected Chairman.

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...

GENERAL BUSINESS CONTINUED:

A letter of thanks to be forwarded to both Mr. R. Harvey and Mr. R. Liddelow who were both ~~servicing~~ officers on the Council of Management for a number of years.

TREE LOPPING:

It was unanimously agreed to accept the quote from Professional Tree Surgeon (Murray Turner) at a cost of \$740.00. 8 Euclypt to clear roof line on Northern Boundary. Near U14 Almond tree to make safe and full prune to 12ft high. Almond tree nr U15 - to clear out and make safe. Other trees in front of units 14, 15 & 16 clear roof. Gum to clear roof line. Gum by U 18 to clear roof line.

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An official request was made to install a wrought iron gate (either to match the colour of the walls or the woodwork) to enclose and for security reasons the entrance to the front door.

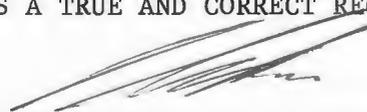
It was unanimously agreed to grant permission for this addition with the proviso that all costs be met by the Owner of Unit 47.

NEXT MEETING OF COUNCIL

To be held in approx 3 months time unless a situation arises which requires an earlier meeting.

There being no further business the meeting closed at 7.45p.m.

CERTIFIED AS A TRUE AND CORRECT RECORD.

CHAIRMAN:  DATED: 7-9-88

STRATA TITLES ACT 1985

THE OWNERS OF THE MEWS

147-159 CHARLES STREET, WEST PERTH

Minutes of the Committee Meeting held on 7 September 1988, in Unit 47
at 7.00pm.

PRESENT:

Mr. L. Baskerville
Mr. W. Sweeney
Miss V.M. D'Cunha
Miss R. Pearman - for Bill Crosse & Co.

MINUTES:

The Minutes of the previous meeting of the Council of Management held on 7 June 1988, were read and it was agreed to confirm these Minutes as a true and correct record.

MATTERS ARISING:

1. The anti-skid strips to the stairs - it was agreed that Miss Pearman would locate the company which sells same then contact Mr. Sweeney, who has volunteered to affix same.
2. Gardens - Check to be made with the Caretakers re the time for planting seedlings etc.
3. Farewell gift to Mr. & Mrs. Harvey equalling the sum of \$100, has at this time not been purchased.
4. A copy of the Caretakers' agreement to be forwarded to Miss D'Cunha. ✓

FINANCIAL STATEMENT:

Was discussed and a copy is to be forwarded to all Committee members when the adjustments have been made. It was further agreed that the owner of Unit 15 be pushed to make a concerted effort to bring his maintenance levies up to date. The meeting was advised that the caretakers are currently holding an additional \$50 as part-payment of the outstanding balance. ✓

GENERAL BUSINESS:

Annual General Meeting

It was decided that the Annual General Meeting would be held on 22 October 1988, this meeting to be on site at 2.00pm and to be held in the car parking bays 2 and 19. A request to be added to the AGM Notice that people bring their own chair.

It was agreed that a letter be forwarded to the Perth City Council in connection with the spare block on Ivy Street. Currently it has become a dumping ground for all sorts of trash and the owners of the Mews are concerned that it could become a health hazard. ✓

CARETAKERS:

The Committee are pleased to record their satisfaction with the work being carried out by Mr. & Mrs. Annandale. ✓

GUTTERS:

The meeting was advised that the gutters to carport number 2 are showing signs of deterioration. Mr. Sweeney volunteered to attend to the repairs on this matter. ✓

POOL: It was agreed that the Pool would be opened for the summer season on 15 September 1988. ✓

RETICULATION: It was agreed to have the pump and the reticulation system checked prior to the summer months. ✓

NEWSLETTER: To be forwarded to all occupants regarding noise, animals, etc. It was decided that a repeat of the January 1988 newsletter would be applicable at this time.

There being no further business the meeting closed at 7.30pm.

CERTIFIED AS A TRUE AND CORRECT RECORD.

CHAIRMAN: _____

DATE: _____

OWNERS OF THE MEWS

FINANCIAL STATEMENT OF RECEIPTS AND PAYMENTS TO 7/9/1988

RECEIPTS:

| | |
|--------------------------------------|-------------|
| Balance as at the 31/5/1988 | 2943.13 |
| Levies since received | 6008.00 |
| Recalled funds from Bldg society a/c | 1000.00 |
| Re-imbursed from Insurance Co | 105.00 |
| | \$10,056.13 |

PAYMENTS:

| | | |
|------------------------------------|---------|----------|
| Bank charges | 13.29 | |
| Management fees | 936.00 | |
| Postage & Petties | 90.00 | |
| Caretaker to August, 1988 | 3972.80 | |
| Rent for U 29 to September, 1988 | 1560.00 | |
| Sundry Caretaking expenses | 156.58 | |
| Cleaning of gutters | 68.00 | |
| Electrical fuses and starters | 76.00 | |
| Pool chemicals | 76.50 | |
| Tree lopping | 740.00 | |
| Caretaker - telephone | 299.26 | |
| Insurance - part premiums | 820.24 | |
| SEC - to 7/7/1988 | 313.55 | |
| Hardware items for common property | 214.45 | |
| Repairs to lawnmower | 91.80 | |
| Advertisement | 9.20 | |
| Leaking pipe | 37.00 | |
| Roof repairs | 112.00 | |
| Plumbing - insurance | 135.00 | 9721.67 |
| Balance as at the 7/9/1988 | | \$334.46 |

STRATA TITES ACT 1985
OWNERS OF "THE MEWS"
STRATA PLAN NUMBER 5629

NOTICE OF ANNUAL GENERAL MEETING

The Proprietor(s)/Mortgagee(s)
The Mews
147-159 Charles Street
WEST PERTH WA 6005

NOTICE is hereby given by the Council of the "Proprietors of The Mews 147-159 Charles Street, West Perth, Strata Plan number 5629" of an Annual General Meeting to be held on SATURDAY the 22nd October, 1988 in the carports of Unit 2 and 19, (PLEASE BRING A CHAIR) 147-159 Charles Street, West Perth, for the purpose of:

1. Election of Council for the coming year.
2. To consider and if thought fit, pass the minutes of the previous Annual General Meeting.
3. Carry out any other business deemed necessary.

PROXIES:

A proxy form is attached. If you cannot attend please complete the form and send it to Bill Crosse & Company, P.O. Box 221, Como 6152 to arrive not later than noon on the 21st October, 1988.

If you have no-one who is readily available to act as your proxy, may we suggest one of the following:- 1) The Chairman, 2) A fellow unit Owner, 3) Bill Crosse & Company, all being people who we feel will definitely act with the interest of the complex.

THIS IS MOST IMPORTANT, bearing in mind that without a quorum (half representation of all owners) the meeting must be re-convened seven days from the 22nd October, 1988. Please note there is an additional charge of \$35 for attendance at AGM's which have to be re-convened due to lack of a quorum.

PROXY FORM

The Chairman,
The Proprietors of "The Mews"
C/- Bill Crosse & Company,
Post Office Box 221,
COMO W.A. 6152

ANNUAL GENERAL MEETING

As the owner(s) of one or more lots in "The Mews", I/we hereby
appoint _____ or failing him/her we appoint
_____ to act and vote on my/our behalf at the
Annual General Meeting to be held on the Saturday 22nd October, 1988 and at
any adjournment thereof.

DATED THIS _____ day of _____ 1988

SIGNED: _____
(owners to sign here)

UNIT NUMBER(s) _____

OWNERS OF 147/159 CHARLES STREET, WEST PERTH
(Known as "The Mews")

FINANCIAL STATEMENT FOR THE PERIOD:

1st OCTOBER, 1987 to the 30th SEPTEMBER, 1988

RECEIPTS:

| | |
|--|----------|
| GROSS levies | 23952.00 |
| Interest on late payment of levies | 66.00 |
| Recalled funds from Bldg Society account | 6000.00 |
| Insurance claim - Pool motor | 248.50 |
| | <hr/> |
| | 30266.50 |

PAYMENTS:

| | | |
|--|----------|-----------------|
| FID & BAD fees | 40.30 | |
| Management fees 31/8/1987 to 30/9/1988 | 3042.00 | |
| Postage & petties | 270.00 | |
| Annual General Meeting fee | 60.00 | |
| Invest further funds | 2000.00 | |
| Caretaker - wages | 14889.77 | |
| Caretaker - telephone | 668.70 | |
| Insurance premiums 1987/88 | 3171.14 | |
| (Part) Insurance premiums 88/89 | 326.12 | |
| SEC - common lighting & power | 2301.06 | |
| Pool parts & chemicals | 580.26 | |
| Reticulation repairs | 39.66 | |
| Hall Hire (last year's AGM) | 6.00 | |
| Electrical repairs | 214.00 | |
| Hardware items required for common prop. | 624.46 | |
| Caretaker expenses for common property, Including petrol, seedings, fertiliser etc | 524.86 | |
| Garden trash bags | 28.00 | |
| Adjust TV antenna system | 847.00 | |
| Brick paving to pool area | 1955.00 | |
| Relief Caretaker | 200.00 | |
| Repair lawn mower | 91.80 | |
| Repair water pipe | 37.00 | |
| Advertisement | 9.20 | |
| Gutter repairs | 68.00 | |
| Tree lopping | 740.00 | |
| Remove tree blown down by storm | 82.00 | |
| Paint water stained ceiling to U48 (ins Cl) | 77.00 | |
| Repair to burst water pipe not met by Ins | 12.00 | |
| | <hr/> | 32905.33 |
| EXCESS of payments over receipts | | \$2638.83 DEBIT |
| Balance as at the 30/9/1987 | | 3111.69 |
| | | <hr/> |
| Balance as at the 30/ 9/1988 | | \$ 472.86 |
| <u>PIBS-BUILDING SOCIETY ACCOUNT</u> | | |
| Balance as at the 30/9/1987 | 7000.00 | |
| Invested further funds | 2000.00 | |
| Interest | 317.99 | |
| | <hr/> | |
| | 9317.99 | |
| Recalled funds | 6000.00 | |
| | <hr/> | |
| | | \$3317.99 |
| BALANCE OF <u>BOTH</u> ACCOUNTS AS AT THE 30/9/1988 | | <hr/> |
| | | \$3790.85 |
| | | <hr/> |
| LEVIES IN ARREARS: \$ 152.00 | | |
| PRE-PAID LEVIES: \$1914.00 | | |

OWNERS OF 147/159 CHARLES STREET, WEST PERTH

ANTICIPATED BUDGET FOR THE PERIOD 1/10/1988 to 30/9/1989

| | |
|--|------------|
| FID & BAD fees | 50.00 |
| Management fees | 2808.00 |
| Postage & petties | 270.00 |
| Annual General Meeting fee | 60.00 |
| Caretaker wages | 15000.00 |
| Caretaker telephone | 600.00 |
| Insurance premiums | 2700.00 |
| SEC - common lights & power | 2400.00 |
| Pool parts & chemicals | 600.00 |
| Hardware & general expenses | 1100.00 |
| Relief Caretaker wage | 300.00 |
| Replace 'Victavac' Cleaner | 1100.00 |
| Unanticipated maintenance & requisites | 900.00 |
| Funds for major repairs & maintenance | 1100.00 |
| | <hr/> |
| | \$28988.00 |

\$28,988.00 divided by the aggregate of shares 186 = \$155.85 per share.

Units with 3 shares = \$467.55 p.a. divided by 4 = \$116.89 per unit per quarter.

Units with 4 shares = \$623.40 p.a. divided by 4 = \$155.85 per unit per quarter.

Approximately an increase of 22% - suggested.

We feel that if an increase had been accepted at last years Annual General Meeting such a steep increase may not have been necessary. Last increase in the Budget was in 1985.

BUDGET TO BE DISCUSSED AND DEBATED AT THE ANNUAL GENERAL MEETING.

P.S.

Prior to the period between 1985 & 1988/89 the budget would appear to have been increased on a rate of approx. 5% to 7½% p.a. to keep pace with the cost of living.

STRATA TITLES ACT 1985
THE OWNERS OF 147-159 CHARLES STREET, WEST PERTH
ANNUAL GENERAL MEETING
A G E N D A .

1. Record attendance & determine a quorum.
2. Apologies.
3. Receive proxies.
4. Minutes of the previous Annual General Meeting to be read and confirmed as a correct record.
5. Any matters arising.
6. Annual Financial Statement to be read, and accepted into the records.
7. Any matters arising.
8. Election of Council of Management for year 1988/89.
9. Strata Company Management. (appointment)
10. Consideration of Budget for 1988/89.
11. General Business.

GENERAL ADVICE AS PER STRATA TITLES ACT 1985

SCHEDULE - PART 1.

12. (3) One-half of the persons entitled to vote present in person or by proxy constitutes a quorum.
- (11) In the case of equality in the votes whether on a show of hands or on a poll, the question is determined in the negative.
14. (4) An instrument appointing a proxy shall be in writing under the hand of the appointer(s) or his attorney, and may be either general or for a particular meeting.
- (5) A proxy need not be a proprietor.
- (6) Except in cases whereby or under the Act a unanimous resolution is required, no proprietor is entitled to vote at any General meeting unless all contributions payable in respect of his lot have been duly paid and any other moneys recoverable under the Act by the Strata Company from him at the date of the notice given to the proprietors of the meeting have been duly paid before the commencement of the meeting.
- (7) Co-proprietors may vote by proxy jointly appointed by them and the absence of such a proxy are not entitled to vote on a show of hands, except when the unanimous resolution of proprietors is required by the Act.
7. The Chairman, Secretary and Treasurer of the Council shall also be respectively the Chairman, Secretary and Treasurer of the Strata Company.

* * * * *

22/10/88

STRATA TITLES ACT 1985
OWNERS OF 147/159 CHARLES STREET, WEST PERTH
(Known as "The Mews")
Strata Plan Number 5629

ANNUAL GENERAL MEETING - - - - - SATURDAY 22/10/1988
WHERE WERE YOU??

NOTICE is hereby given of a re-convened Annual General Meeting
date being Saturday the 29th October, 1988, 2.00 p.m.
in the carports of units 2 & 19.

PROCEEDINGS AT GENERAL MEETINGS

Schedule 1 By-laws Part 1:

12.(4)

If within half an hour from the time appointed for a General meeting
a quorum is not present, the meeting, if convened upon the requisition
of proprietors, shall be dissolved and in any other case it shall
stand adjourned to the same day in the next week at the same place
and time and if at the adjourned meeting a quorum is not present
within half an hour from the time appointed for the meeting, the
persons entitled to vote and present constitute a quorum.

P R O X I E S

If you have already forwarded a proxy and still cannot attend then
that proxy will carry over to the re-convened meeting - naturally
we would like to see you there in person, but if this is not possible,
and you have not forwarded a proxy please assist us by forwarding
your detail as soon as possible.

Many thanks.

BILL CROSSE & COMPANY
for COUNCIL OF MANAGEMENT
"THE MEWS"

24/10/1988

STRATA TITLES ACT 1985

THE OWNERS OF 147/159 CHARLES STREET,
(Known as "The Mews")
Strata Plan Number 5629
WEST PERTH. W.A. 6005

Minutes of the TENTH ANNUAL GENERAL MEETING of the Owners of the Mews
Strata Plan 5629 held on the re-convened date 29th October, 1988 in
the Carports of units 2 and 19 on site at 2.00p.m.

PRESENT: Miss D.L. Hill.
Miss L.J. Coffee.
Miss V.M. D'Cunha.
Mr. W. Sweeney.
Dr & Mrs. K. Milne.
Mr. M. Ireland.
Mr. C.L. Mc Dougall.
Miss R. J. Pearman for Bill Crosse & Company

PROXIES: Miss E.R. Gouch nominated Mrs. A. Anderson.
Mrs. T. Ivory nominated Mrs. A. Anderson.
Mr & Mrs. A. Ngeow nominated the Chairman.
Mr & Mrs. F. Zencich nominated the Chairman.
Miss S.C. Ridd nominated Mr. C. Gray.
Mr. J.C. Carr nominated Mrs. S.A. Carr.
Miss A.L. Mc Donald nominated the Chairperson.
Mr & Mrs. M. Lahtov nominated the Chairperson.
Misses E & D Alcock nominated the Chairperson.
Mr. A. Profitlich nominated the Chairperson.
Mr & Mrs. R.G. Haslam nominated Bill Crosse & Co.
Mr. M. Skully nominated Bill Crosse & Co.
Jayel Nominees Pty Ltd nominated the Chairman.
Ms. M. Rich nominated Bill Crosse & Co.
Miss K.F. Trewavas nominated Bill Crosse & Co.
Mrs. D. Gilbert nominated Bill Crosse & Co.
Miss M.F. McRae nominated the Chairperson.
Mr & Mrs. D.T. Wood nominated the Chairperson.
Mr & Mrs. P.J. Smith nominated Mr. H. Harvey. (not present)
Miss Y. Nikolic nominated Mrs. L. Dekens (not present)

NOTICE OF MEETING: Was duly read and accepted on a motion put by Mr.
Ireland, seconded Dr. Milne. Carried.
A quorum of those persons entitled to vote was
established and the meeting commenced at 2.20p.m.

CHAIRPERSON: It was moved by Dr. Milne, seconded Mr. Ireland
that the proxy for unit 27, Miss Pearman take
the Chair for the duration of this meeting.
Carried.

APOLGIES: Jayel Nominees Pty. Ltd.
Mrs. D. Gilbert.

PROXIES: Were read to the meeting as shown above with
proxy notices being made available for inspection.
Proxies were accepted.

MINUTES OF THE 9TH ANNUAL GENERAL MEETING: Were read and confirmed as being a true and correct
record on a motion put by Mr. Sweeney, seconded by
the proxy for Miss Trewavas Unit 45. Carried.

Matters arising: Nil.

FINANCIAL STATEMENT: It was moved by Mr. Sweeney, seconded Miss Hill
that the statement be taken as read. Carried.
Following an inspection of the Telecom Accounts
it was agreed that a thorough check of these
accounts be made and any trunk line calls be
bill to the Caretaker of that time. It was further
agreed that in future a telephone book be kept
to record all telephone calls. The main reason

for this subject being discussed is the high increase from \$409.13 for the previous year to \$668.70 for the year ended 30/9/1988. Further discussion on the Statement took place with it being noted that at the end of the year when pre-paid levies were deducted a balance on hand remained at \$1876.85. It was then moved by Mr Ireland, seconded Dr. Milne that the statement be received into the records. CARRIED.

AGENDA CHANGE:

It was agreed that item 10 be moved to follow item 7.

BUDGET 1988/89:

The meeting was advised that the Victa Vac which had been a second-hand machine when the STRata Company purchased it, was, according to the repairer beyond repair and worn out. It was agreed that it had served well having been obtained in late 1985. Seven quotes were read to the meeting ranging from \$999.00 to \$1157.00. It was then moved by Miss Coffee, seconded Mr. Ireland that the quote from Hopalongs for \$999.00 be accepted and the new machine be obtained. CARRIED. ✓

The standard maintenance levy was then discussed along with the need to carry out certain maintenance painting.

Extent of Work:

Gutters, facias, down pipes, timber barges plus areas of water damage and flakey wall areas only. For block A \$2840.00 Block B \$3750.00 and Carports, gutters, down pipes & post beams. \$2830.00. totalling: \$9420.00 - it was agreed that the sum of \$1100.00 in the presented budget be deduct ~~ed~~ from the cost of painting and that a special levy be raised to meet the balance.

It was then moved by Miss Coffee, seconded Miss D'Cunha that a special levy for the balance of painting quote be raised, as per unit entitlement with payment to be received by the 28/2/1989. CARRIED. ✓

Maintenance Levy:

In view of the necessity to raise a special levy to carry out painting work to retain the building standard considerable debate took place as to whether a increase of the 22% would make life too difficult for persons on fixed incomes. 10% increase was discussed and it was then put by Dr. Milne that the quarterly maintenance levy contribution be increased by 12% with the increase to commence from the 1st day of January, 1989. Seconded Mr. Ireland. CARRIED. ✓

Budget 1988/89:

It was then moved by Mr. Sweeney, seconded Miss Miss D'Cunha that the budget as presented, be accepted with the necessary allowance made for the 10% for which the budget was not being increased. i.e. original suggestion having been 22%. CARRIED.

COUNCIL OF MGT:

The following owners volunteered to serve on the Council, unopposed, for the coming year:
 Dr. Milne. Miss Coffee
 Miss D'Cunha. Mr. Sweeney.
 Mr. Ireland Mr. Mc Dougall.

STRATA CO MGT:

It was moved by Mr. Ireland, seconded Mr. Sweeney that the services of Bill Crosse & Company be retained for a further 12 months. CARRIED.

GENERAL BUSINESS: Sprinkler outside of unit 2 requires attention. ✓

LAWNS:

It was agreed that generally the lawns were in poor condition with possibly more weed than lawn. This item to be looked into with possible thought to replanting the entire complex in stages.

TRAFFIC HUMP:

Quotes to be obtained to place a traffic hump across the section of drive-way leading towards the steps down to the front block near unit 17. ✓

Extend Drainage Spout to the balcony area above unit two. ✓

The next time a Newsletter is sent out, it was agreed that occupants be requested to make every effort, when watering their plants on balconies not to water to such a degree that the water flows over the balcony to the unit below.

To obey the speed limit of 8KPH.

TRAFFIC MIRRORS

Quotes to be obtained to install two traffic mirrors on the bend leading towards Charles Street and on the Bend leading towards the Visitor Parking area. ✓

Letter to be forwarded to the Perth City Council seeking detail of exactly how far back the land will be required when they widen the road. The meeting was advised that when The Mews was developed consideration had been taken for this road widening and therefore it was not necessary for the Local Council to purchase any land from the Mews this having taken place quite some years ago. ✓

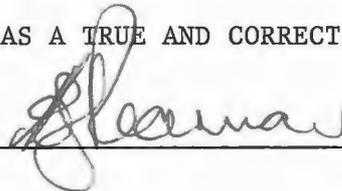
LACK OF WATER PRESSURE.

Correspondence from the Water Authority was read to the meeting which explained that the Authority had through the winter months shut down one of the major supplies to the area for maintenance, which resulted in a loss of available pressure. They also advised that this work was estimated to be completed by the end of September. Obviously this has not happened. It was agreed that further correspondence be forwarded to them lodging complaint on behalf of all Occupants. ✓

There being no further business the meeting closed at 3.15p.m.

CERTIFIED AS A TRUE AND CORRECT RECORD.

CHAIRMAN:



DATED:

21/9/89