

STRATA TITLES ACT 1966 - 1970

OWNERS OF 147/159 CHARLES STREET.  
STRATA PLAN NUMBER 5629  
WEST PERTH. W.A. 6005

Minutes of the Committee Meeting held on the 21st January, 1982  
in Unit 54 at 7.30 p.m.

PRESENT: Miss G. Bertone.  
Mr. R. Bowl.  
Mr. A. Gray.  
Miss R. Pearman - Home Unit Management.  
  
Mr. H. Harvey - Caretaker/Supervisor.

Minutes of the committee meeting held on the 10th December, 1981 were read and the following items discussed as matters arising:

LAWN MOWER  
BUSH CUTTER:

Should be delivered within the next few days. ✓

CARETAKER REPORT:

The details of duties carried out were put to the Committee. It was agreed that a larger wheel barrow was necessary and it was agreed that same be purchased. ✓ \$30-

It was further agreed that once the grounds are all in order, that the area in front of units 12 to 15 be seeded with salteen being a lawn which will grow in shady areas.

Painting:- It was agreed further that once the grounds are in good order those areas on the building and walls which require patch painting be attended by the Caretaker.

Lock on Pool Gate:

No lock to be attached at this time. ✓

Cat Unit 18:

Further correspondence to be directed to the occupant of this unit re cat.

Newsletters:

Copies to Mr. Bowl & Mr. Gray.

Note:

Minutes record Unit 18 as being the problem carport area. Minutes should have referred to unit 32. ✓

Minutes were then accepted into the records by a motion put forward by Miss Bertone. Seconded Mr. Gray. Carried.

FINANCIAL STATEMENT:

Arrears: Owners to be written to querying as to whether there is any reason why the Owners are not making their payments regularly and in advance as is required. Reasons to refer to the management of the complex and decisions made by the Council? ✓  
Arrears then to be placed in the hands of the Debt Collectors.

The statement was then accepted into the records by a motion put forward by Mr. Bowl. Seconded Mr. Gray. Carried unanimously.

GENERAL BUSINESS:

Unit 33:

Mattress and bed on balcony - caretaker to instruct occupants that this must be moved. ✓

Blinds:

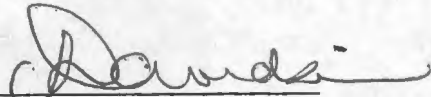
Unit 4 and Unit 27. - correspondence to be forwarded to the Owners, who it is understood are selling with the request that they be removed prior to settlement as these do contravene the by-laws. ✓

The Mews - page 2 - 21/1/82

There being no further business the meeting closed at 8.45p.m.

NEXT meeting to be held on the 9th March, 1982 in unit 54 at 7.30p.m.

IF FOR ANY REASON THIS DATE IS NOT SUITABLE PLEASE ADVISE AND WE WILL MAKE EVERY EFFORT TO CHANGE TO SUIT ALL.



Chairman.

17.3.82

Dated.

THE MEWS - FINANCIAL STATEMENT TO THE 21/1/82

Balance as at 10/12/81	188.85
Levies since received	3668.53
Broken glass	3.85
U38 Last years ins premium	27.42
	<u>3888.65</u>

PAYMENTS:

Bank charges	4.75	
Lawn mowing 16/11 and 9/12	85.00	
Trash bags - 13	52.00	
Final payment to gndr/yardman 23/11, 27/11 1/12, 4/12, 9/12, 8/12 & 11/12	132.00	
Replace stolen fuse - U12 - Ins Clamm	35.00	
Wages (C/T) to 28/12/81 & 11/1/82	495.75	
Rent Unit 47 to the 10/2/82	216.66	
Management fee Dec & Jan	367.60	
Balance on Insurance premiums	1200.00	
Post Print & Stat incl AGM Items	76.29	
Mark Wake Debt Collector - Collopy	12.55	
Repair common lights	43.00	
		<u>2720.60</u>
Balance on hand as at the 21/1/82		\$1168.05

HOME BUILDING SOCIETY ACCOUNT

Balance	1708.21
Interest	62.60
	<u>1770.81</u>

LEVIES OUTSTANDING TO THE 31/3/82

Unit 4	M. Davey	108.63	108.63 & 63.30
Unit 6	Ser-Marg nominees	81.48	
Unit 7	R. Filipetto	81.48	
Unit 8	Mrs. B. Baldwin -sold	81.48	Settling 26/1/82
Unit 11	Mr. D. Godbold - Black&Binde	108.63	
Unit 14	Mr. D. Schneider	81.48	
Unit 15	Mr. C. McDougall	81.48	81.48
Unit 16	B & B Robinson.	81.48	81.48
Unit 18	A & L COLLOPY	108.63	108.63
Unit-17	<del>Kr-West---rental-agent</del>		
Unit 19	T. Pallotta	81.48	
Unit 20	B. Tay sold settled 7/1	81.48	81.48
Unit 23	Jones. H.J.	81.48	
Unit 27	G. & A. Bradley	108.63	
Unit 29	R. & B. Hudson	108.63	
Unit 31	M.M.A. Gohl	108.63	
Unit 33	S.J. Mortimer	81.48	81.48
Unit 34	P.I. Dixon	81.48	
Unit 36	A.&P. Vermeulen	108.63	108.63
Unit 38	L. Sum	81.48	
Unit 42	B.&B. Healey	81.48	
Unit 45	K.&P. Dorn	108.63	108.63
Unit 48	D.&J. Ponnambalam	108.63	
Unit 51	M.&D. Schmook	81.48	81.48
Unit 53	M. Benson-Lidholm	108.63	108.63
Unit 54	M.& G. Bertone	108.63	

Total outstanding

2335.65	1013.85
<u>1013.85</u>	
3349.50	
3349.50	

FINANCIAL STATEMENT TO THE 17TH MARCH, 1982

147-159 CHARLES STREET, WEST PERTH

BALANCE AT THE 21/1/82	1,168.05
Levies since received	1,751.80
Broken glass	2.20
	<u>2,922.05</u>

PAYMENTS

Bank charges	13.10	
Management fee - February 1982	163.80	
Post, printing & stationery	8.84	
Lawn mowing 5/1 and 4/2	88.00	
Trash bags	24.00	
SEC - common lights & power to 13/1	254.10	
Worker's Compensation Insurance	20.80	
Globes	42.93	
Wages and tax stamps	891.00	
Rent - Unit 47	216.66	
Wheel barrow	30.00	
Lawn mower & bush cutter	895.00	
Snail pellets	7.35	
Nails and polyglue	3.00	
Pool test kit	6.14	
Padlock	9.93	
Reticulation parts & week killer	41.76	
Petrol for lawn mower & travel time	16.00	2,732.41
		<u>\$ 189.64 CR</u>

BALANCE AS AT 17/3/82

HOME BUILDING SOCIETY ACCOUNT - \$1,770.81

OUTSTANDING LEVIES

Unit	30/9/81	31/12/81	31/3/82	Comments
4	\$63.30	\$108.63	\$108.63	Selling
6			81.48	
7			81.48	
15		81.48	81.48	Debt Collectors
16		81.48	81.48	Settle, 31/3/82
18		108.63	108.63	Debt Collectors
19			81.48	
34			33.98	
36		108.63	108.63	Debt Collectors
42			81.48	Settle, 15/3/82
51			81.48	
53			108.63	
	<u>63.30</u>	<u>488.85</u>	<u>1,038.86</u>	
			488.85	
			63.30	
			<u>\$1,591.01</u>	



STRATA TITLES ACT 1966 - 1970

OWNERS OF 147/159 CHARLES STREET,  
STRATA PLAN NUMBER 5629  
WEST PERTH. WA 6005

Minutes of the Committee Meeting held on the 17th March, 1982 in Unit 54 at 7.30pm.

PRESENT: Miss G. Bertone  
Mr. R Bowl  
Mr. A. Gray  
Mr. L. Cooper  
Mrs. C. R. Davidson - Home Unit Management  
Mr. H. Harvey - Caretaker/Supervisor

Minutes of the Committee Meeting held on the 21st January, 1982 were taken as read and the following being matters arising:-

PAINTING: Caretaker Mr. Harvey to go ahead with this project as previously agreed.

BLINDS: It was noted that Unit 45 has now added blinds similar to those on Units 4 & 27 - all three units to be written to requesting that these be removed. ✓

The minutes were then accepted into the records as being a true and correct record on a motion put to the meeting by Miss Bertone and seconded Mr. Bowl.

CARETAKER REPORT:

Mr. Harvey advised the meeting that there were two units the occupants of which were causing problems with unruly behaviour. A list of units with items stored on balconies will be given to Home Unit Management to follow up. ✓ 4/12 + U/36 ✓

FINANCIAL STATEMENT:

was read and discussed.  
Special note was made of the large number of outstanding debts and it was agreed the Owner of Unit 4 be placed in the hands of the debt collectors. ✓  
The position of the Body Corporate and collection of outstanding debts was discussed and it was agreed that Home Unit Management look into the legalities of this for the Committee's information. All possible efforts to collect outstanding debts to be made and a bookkeeping fee be charged on late payments. ✓

The Financial Statement was then accepted as being a true and correct.

COMMITTEE MEMBERS:

The meeting was advised that Mrs. A. Bradley would be resigning her position on the Committee as she and her husband were going north. Mr. L. Cooper was officially co-opted to the Committee. Carried unanimously.

GENERAL BUSINESS:

UNIT 4: It has been reported that visitors to Unit 4 do on occasions bring an Old English Sheep Dog which has been creating a nuisance and on one occasion one of the Owners was menaced by the dog. Home Unit Management to write to the Owner of Unit 4 with regard to this matter. ✓

ENCLOSURE OF STAIR WELL:

It was agreed that the Caretaker would go ahead with the enclosure of this area when finances permitted. Approx. cost \$50 to \$60.00.

LEVIES: It was moved by Mr. L. Cooper that an item be included in the AGM agenda stating that all levies paid within 14 days of the date of account be given a 5% discount. All those persons paying one month or more over the agreed period will be charged a book-keeping fee of 5% per month. This item to be budgeted for in the ensuing year's anticipated budget so that the Committee will know how the finances stand. ✓

As there was no further General Business the meeting closed at 8.45pm the next meeting to be held on the 12th May, 1982, at 7.30pm in Unit 54.

CHAIRMAN.....

*Pearman*

DATED.....

*12/5/82*

Please note the dates agreed to at the meeting were not suitable as Miss Pearman had already meetings booked for those dates. If the above date is not suitable please advise and we will make every effort to change to a more suitable date.

With regard to the legalities of the debt collecting charges being added to outstanding debts and the recoverability of such monies, it was hoped to have the answer to include with these minutes. However, the answer to these questions is a little more complex than first thought and when we have details to hand all Committee Members will be advised. We have found that in order to collect debt collecting costs a by-law would have to be added to your existing by-laws worded in such a way as to make it quite clear that these debts are due and payable by the debtor. ✓

STRATA TITLES ACT 1966 - 1970

OWNERS OF 147/159 CHARLES STREET,  
WEST PERTH. 6005

With reference to the question on recovery of levies set out hereunder are relevant details as requested by the Committee:-

Excerpt from the Strata Titles Act 1966 - 1970

" Incorporation of proprietors

Section 13

Sub-section (6)

The Company shall, among other things -

- (a) establish a fund for administrative expenses sufficient in the opinion of the Company for the control and management of the common property for the payment of any premiums of insurance and the discharge of any other obligation of the company.
- (b) determine from time to time the amounts to be raised for those purposes;
- (c) raise amounts so determined by levying contributions on the proprietors in proportion to the unit entitlement of their respective lots; and
- (d) recover from any owner by action in any court of competent jurisdiction any sum of money expended by the company for repairs or work done by it or at its discretion in complying with any notice or order of a competent public or local authority in respect of that portion of the building comprising the lot of that proprietor.

Sub-section (7)

Subject to the provisions of subsection (8) of this section, any contributions to be levied by the company shall be due and payable on the passing of a resolution to that effect and in accordance with the terms of that resolution, and may be recovered by the company in any action in any court of competent jurisdiction from the proprietor entitled at the time when the resolution was passed and from the proprietor entitled at the time when the action was instituted both jointly and severally.

Sub-section (8)

The company shall on the application of a proprietor or any person authorised in writing by him, certify -

- (a) the amount of any contributions due or payable by the proprietor;
- (b) the manner in which the contribution is payable;
- (c) the extent to which the contribution has been paid by the proprietor; and
- (d) the amount of any tax or rate paid by the company pursuant to section fourteen of this Act and not recovered by, it, and in favour of any person dealing with that proprietor, the certificate shall be conclusive evidence of the matters certified therein."

Information from Our debt collection agency Mark Wake:

The only charges recoverable with respect to any debt we pass over to them for collection are the legal costs. Costs such as Search Fees, general outlays Self Collection Letters (the first notices sent from this office), authorised debtor calls and service fees are not recoverable. If a Warrant of Execution is served and not successful i.e. no goods there to meet costs involved, this amount also is not recoverable.

However, Mark Wake are in the process of trying to have the Debt Collectors Act changed - we are also purchasing a copy of this Act. They have instigated proceedings with the Commercial Agents Squad but to date have had no reply but

they will keep us advised as to the outcome of this action. If the act should be amended in the future it will mean that it will be possible to recover all costs involved in obtaining outstanding monies from a debtor.

The recovery of these monies will necessitate a further by-law being added to your existing by-laws, one similar to that which was discussed at the meeting held on the 17th March, 1982, at present it is not possible to do this because of the way the Debt Collectors Act is worded. The by-law can be drawn up when and if this amendment to the Act is passed and would be deemed to be a contract between a Unit Owner and the Owners of The Mews to pay all debts incurred in recovery of monies owed.

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STRATA TITLES ACT 1966 - 1970

OWNERS OF 147/159 CHARLES STREET.  
STRATA PLAN NUMBER 5629  
WEST PERTH. W.A. 6005

Minutes of the Committee meeting held on the 12th May, 1982  
in Unit 54 at 7.30p.m.

PRESENT: Miss G. Bertone.  
Mr. R. Bowl.  
Mr. A. Gray.  
Mr. L. Cooper.  
Mr. H. Harvey - Supervisor.  
Miss R. J. Pearman - Home Unit Management (RJP)

Minutes of the previous committee meeting held on the 17th March,  
1982 were read and the following items discussed as matters  
arising:-

Painting: Work has commenced on this project.

Awnings/Blinds:

Unit 45 - still on site (rolled up) ✓  
Unit 4 - situation as before.

Balconies: Owner of Unit 12 to be requested to removed the  
pots etc from the balcony.

MINUTES: Were then accepted into the records by a motion  
put forward by Mr. Bowl. Seconded Miss Bertone  
Carried unanimously.

FINANCIAL  
STATEMENT

Following the reading of the financial statement  
it was agreed that when the next budget (for AGM)  
is prepared allowance should be made for discount-  
advance payments and charging Book-keeping fee for  
tardy payments

Arrears Unit 4:

Following discussion re the debt collection action  
which has been instigated against Mrs Davies it was  
agreed that to proceed the Body Corporate would  
possibly receive a very minimal figure per week and  
this could stretch into years for the total payment.  
It was then moved by Mr. Cooper that the motion to  
place Unit 4 in the hands of the debt collectors  
be recinded. Seconded Miss Bertone. Carried.

Statement was then accepted into the records by  
a motion put forward by Mr. Cooper. Seconded Mr. Bowl.  
Carried unanimously.

OWNERS: New list to be forwarded to all committee members. ✓

GENERAL BUSINESS:

Unit 14: Dog - Letter to be forwarded to the Owner advising  
that permission cannot be granted for the dog to  
live on site as this will contravene the by-laws  
further that it would set a precedent which would  
then be difficult to control other persons wishing  
to bring a dog on site. Further that the fouling  
on grounds would also be a problem. ✓

Unit 34: Letter to be forwarded to the occupant requesting  
that they abide by the by-laws and cease placing  
their laundry on the balcony area to dry. ✓

Unit 18: Has another cat living in the unit - this must be  
removed forthwith. ✓

SWIMMING POOL: To be closed for the winter months. Home Unit Mgt

S/POOL: to arrange for winteriser to be delivered to the Supervisor.

Sign:  
Stencil sign to be made indicating that the pool is closed with acid added to the water.

There being no further business the meeting closed at 8.20p.m.

CERTIFIED A TRUE AND CORRECT RECORD.

NEXT MEETING TO BE HELD ON THE 21st JUNE. 1982 in Unit 54 at 7.30 p.m.

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CHAIRMAN.

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DATED.

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147/159 CHARLES STREET. WEST PERTH - FINANCIAL STATEMENT

TO THE 12/5/82

Balance as at the 17/3/82	189.64
Levies since received	3965.19
Sale of wheel barrow	20.00
Broken glass	3.85
	<u>4178.68</u>

PAYMENTS:

Bank charges	21.78
Management fee: March, April & May	491.40
Post printing & stationery	40.86
SEC to 12/3	269.17
Rent U47 to 10/4/,10/5 & 10/6	649.98
C/taker wages and tax stamps	1411.23
Trash bags	64.00 -
Pool chemicals	94.47
Signs: Caretaker & Council	105.00
Solvent, cement & Chain	15.73
Title search Unit 8	5.00
Bolts & starters	11.20
Nails crews retic parts and weed killer	86.00
Cord for bush cutter	9.60
	<u>3275.42</u>
Balance as at the 12/5/82	<u>\$903.26</u>

HOME BUILDING SOCIETY ACCOUNT \$1770.81

LEVIES OUTSTANDING:

UNIT	OWNER	TO THE 30/6/82
4.	M. Davies	389.19 -
5.	A.&.N. Ngeow	81.48 -
6.	Sermarg Nominees	162.96 -
15	C.L. Mc Dougal	162.96 -
18.	Collopy A.J.&.L.M.	325.89 <i>A/C</i>
19	T. Pallotta	81.48
20	A.L. Mc Donald	81.48
27	R.G. &.E.A. Hasla	108.63
30	K.R. Murphy	108.63
31	M.M.A. Gohl	108.63
36	A.&.P. Vermeulen	108.63
37	E.E.G. Best	81.48
38	L. Sum	81.48
40	J.M. Campbell	90.66 -
42	J.M. Martin	81.48
45	K.W.&.P.G. Dorn	108.63
48	D.&.J. Ponnambalam	108.63
51	M.&.D. Schmook	162.96 -
52	D. Mc Carthy	81.48
53	M.&.J. Benson-Lidholm	108.63
54	M.&.G. Bertone	108.63 <i>pel</i>
		<u>2734.02</u>

\*\*\*NEXT MEETING TO BE HELD ON THE 23/8/82 in Unit 54 at 7.30 p.m.

CERTIFIED AS A TRUE AND CORRECT RECORD.

*W. Newman*  
CHAIRMAN.  
DATED: 23/8/82.

\*\*\*NEXT MEETING TO BE HELD ON THE 23/8/82 in Unit 54 at 7.30 p.m.

CERTIFIED AS A TRUE AND CORRECT RECORD.

*R. Pearman*  
CHAIRMAN.  
DATED: *23/8/82*

STRATA TITLES ACT 1966 - 1970

OWNERS OF 147/159 CHARLES STREET.  
STRATA PLAN NUMBER 5629  
WEST PERTH. W.A. 6005

Minutes of the Committee meeting held on the 21st June, 1982  
in unit 54 at 7.30p.m.

PRESENT: Miss G. Bertone.  
Mr. R. Bowl.  
Mr. L. Cooper.  
Mr. A. Gray.  
Miss R. Pearman - Home Unit Management (RJP)

Minutes of the previous committee meeting held on the 12th  
May, 1982 were read and the following items discussed as  
matters arising:

Awning/blinds: check to be made as to whether or not the  
blinds are still attached to unit 45.

List of Owners: Minutes were not circulated from meeting held  
on 21/6 - copy to be forwarded with these minutes  
plus a new list of Owners.

Unit 18: Write further re cats.

Sign for Pool: This is still in the process of being completed  
by Home Unit Management staff.

The minutes were then confirmed as a true and correct record  
by a motion put forward by Mr. Gray. Seconded Mr. Cooper. Carried  
unanimously.

FINANCIAL STATEMENT:

Was read and following discussion it was agreed  
that all Owners with levies outstanding at this  
date be placed in the hands of the debt collectors.  
(units 4 and 15 excluded. U4 see previous minutes.  
Unit 15 has made contact with Home Unit Mgt re  
payment).  
The statement was then accepted into the records  
by a motion put forward by Mr. Gray. Seconded  
Mr. Bowl Carried unanimously.

GENERAL BUSINESS:

Unit 16: To be requested to take their light chairs inside  
the unit as it is feared that the wind could blow  
these around and possibly break windows or similar.  
Unit 15: To be requested to make sure that the drying laundry  
is not left visible from the street and complex  
foot paths.

BUILDING GARDENS:

The garden beds which are on the inside of the  
building to be given consideration and attention  
as these now need planting - advice to be obtained  
as to the most suitable plants for these areas.

1982/3 BUDGET:

to be padded for discounts and charge fees for  
tardy payments further that the \$900.00 budgeted  
previously for lawn mowing be shown as being  
for lawn mower costs, sundry painting etc.  
Discount to be only available to accounts paid  
within 7 days. Rubber stamp to be obtained to  
show the date on which payment will be required.  
(to be outstanding)

There being no further business the meeting closed  
at 8.15 p.m.

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THE MEWS FINANCIAL STATEMENT TO THE 21st June, 1982

RECEIPTS:

Balance as at the 12/5/82	903.26
Levies since received	1032.03
Broken glass	4.40
	<u>1939.69</u>

PAYMENTS:

Postage printing & Stationery	11.71	
Mark Wake - Debt collector	40.33	
Trash bags	28.00	
SEC to 13/5	302.78	
Wages to 17/5 31/5 14/6	737.00	
Rent to 10/7	216.66	
Pool chemicals	20.01	
Timber & fittings for stair enclosure	111.80	
Retic parts	32.85	
Nuts, washers etc.	14.93	
Signs	145.00	
Management fee June 82	163.80	1824.87

BALANCE AS AT C'WEALTH BANK \$ 114.82

BALANCE AT HOME BUILDING SOCIETY \$1770.81

ACCOUNTS OUTSTANDING:

Units 1(4)	389.19	M. Davies
6(2)	162.96	Ser-Marg —
15(2)	162.96	McDougall —
18(3)	325.89	Collopy —
19(1)	81.48	Pallotta —
20(1)	81.48	McDonald —
36(1)	108.63	Vermeulen —
37(1)	81.48	Best —
45(1)	108.63	Dorn —
51(2)	162.96	Schmook —
	<u>1666.66</u>	

STRATA TITLES ACT 1966 - 1970

OWNERS OF 147/159 Charles Street.

STRATA PLAN NUMBER 5629

WEST PERTH. W.A. 6005

Minutes of the Committee meeting held on the 23rd August, 1982  
in Unit 54 at 7.30 p.m.

PRESENT: Miss G. Bertone.  
Mr. R. Bowl.  
Mr. L. Cooper.  
Mr. A. Gray.  
Mr. H. Harvey - Supervisor.  
Miss R. Pearman - Home Unit Management (RJP)  
Miss H. Peet. - Home Unit Management (RJP)

Minutes of the previous Committee meeting held on the 21st  
June, 1982 were read and the following items discussed as  
matters arising:

Awning/Blinds: Unit 45 Meeting advised that the Awning is still attached  
to the unit. Mr. Harvey has spoken with the Owner  
requesting that the blind be removed. Should the  
awning not be removed in 7 days the Owner must  
then be given 7 days notice of the Body Corporate's  
intention to remove said awning and charge the cost  
of removal to the Owner. (RJP)  
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(RJP)

Unit 18: Landlord to be written to advising that should  
the by-law dealing with animals not be abided by,  
then the Body Corporate will be forced to take  
further action.

Unit 15: Further correspondence requesting that he keeps  
his blinds drawn at all times. ✓ (JP)

The minutes were then confirmed as a true and correct record by  
a motion put forward by Mr. Cooper. Seconded Mr. Bowl. Carried.

FINANCIAL STATEMENT:

Following the reading of the statement it was  
agreed that the following units be placed with a  
Debt Collector re tardy payment: 6, 15, 36, 37, 45 ✓  
48 & 51. Unit 18 is currently in the hands of  
Debt Collector.  
It was further agreed that \$600.00 be transferred ✓  
into the Building Society Account.  
The statement was then received into the records  
by a motion put forward by Mr. Gray. Seconded  
Miss Bertone. Carried.

GENERAL BUSINESS:

Unit 4:  
Dog - Mrs. Davey to be requested to provide Home  
Unit Management (RJP) with the name and address of  
the Owner of the 'old English Sheep dog' in order  
that the dog's owner can be written to advising that  
the animal is not allowed on site, further that the  
Council Pound will be called to remove the animal  
should it trespass again. ✓ ent  
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Unit 4:  
Mrs. Davey to be requested to make sure her son keeps  
off the roof of the carports and cease swinging from  
the gutters. Damage is becoming most obvious. ✓

Levy payments:  
It was suggested that in future the levy accounts  
show quarter 'beginning' rather than quarter ending. ✓

Parking:  
Permanent bollard's to be erected in the walkway  
areas to the front unit carports to prevent vehicles  
from parking in the access way.

White Ant Eaten Sleepers:

Sleepers near Unit 6 to be removed and replaced with buried cement slab sections. Should this not be unsightly then the area near units 3 & 4 to be attended. 3 & 4 area to be discussed at next meeting. ✓

Paint:

Home Unit Management to endeavour to ascertain the number and colour of paint used on the carports. ✓

Unit 1 Area:

The possibility of a further sump to be held over until the Caretaker/Supervisor can re assess the problem. ✓

Swimming Pool:

Caretaker/Supervisor authorised to empty the pool, treat same with spirits of salt and refill with bore water. Water to be emptied out over a period of time to prevent flooding the property next door. ✓

There being no further business the meeting closed at 8.15 p.m.

CERTIFIED AS A TRUE AND CORRECT RECORD.

CHAIRMAN: Alauna

DATED: 11/10/82

NEXT COMMITTEE MEETING TO BE HELD ON THE 11th October 1982 in Unit 54 at 7.30 p.m.

ANNUAL GENERAL MEETING TO BE HELD ON THE 1st November 1982 in the Office of M.A. Lewer Real Estate at 7.30 p.m.

STRATA TITLES ACT 1966 - 1970

OWNERS OF 147/159 CHARLES STREET  
STRATA PLAN NUMBER 5629  
WEST PERTH. W.A. 6005

Minutes of the Committee meeting held on the 11th October, 1982  
in Unit 54 at 7.30 p.m.

PRESENT: Miss G. Bertone  
Mr. R. Bowl.  
Mr. L. Cooper  
Mr. H. Harvey - Supervisor  
Miss R. Pearman - Home Unit Management (RJP)

APOLOGY: Mr. A. Gray.

Minutes of the previous committee meeting held on the 23rd August  
1982 were read and the following items discussed as matters  
arising:

(RJP)

AWNING/BLIND Unit 45 - Tenant states he wants the demand for  
the removal of the blind in writing personally.  
Owner has received this request.

10 &  
28)  
t (RJP)

BOLLARDS TO WALKWAYS: This item outstanding - work will be carried out  
in the next couple of weeks.

SLEEPERS NEAR UNITS 3 & 4 It was decided that these would be removed as they  
are white ant infested - a watch to be kept on the  
ground slope for any movement.

(RJP)

UNIT 1 Sump:  
This situation of water collection has been temporarily  
solved by Mr. Harvey. It is felt that next year it may  
be necessary to install a small sump in this area.

The minutes were then confirmed as being a true and correct record  
by a motion put forward by Mr. Cooper. Seconded Mr. Bowl. Carried

FINANCES: A 'basic' statement of the years expenditure was  
presented and discussed. It was agreed that an increase  
of 5% be recommended to the Owners at the Annual General  
Meeting with a further recommendation that 5% discount  
be made available to those persons who pay their account  
within 14 days for the account date.

Unit 4 The meeting agreed that a Garnishee Order be taken  
out against the Owner for payment of maintenance levies.  
Other units with outstanding levies at the end of  
the financial year being Units: 15, 18 and 52 (52 levy  
received in first few days of October, 1982)

ement  
ertone.

GENERAL BUSINESS:  
Roof: Next time a Plumber is called for roof repairs - Home  
Unit Management to request that they also remove  
the odd newspaper which has landed on the roof area.  
(see Caretaker for location)

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er

There being no further business the meeting closed at 8.05p.m.

CERTIFIED AS A TRUE AND CORRECT RECORD.

Next meeting to be the Annual General Meeting.

CHAIRMAN: Stearman

DATED: 10/11/82



STRATA TITLES ACT 1966 - 1970

THE OWNERS OF 147-159 CHARLES STREET, WEST PERTH

STRATA PLAN 5629

NOTICE OF ANNUAL GENERAL MEETING

To:  
The Proprietor(s)/Mortgagee,  
147-159 Charles Street  
(Known as "The Mews")  
WEST PERTH, 6005

NOTICE is hereby given by the Council of the "Proprietors of 147-159 Charles Street, West Perth (Known as "The Mews"), Strata Plan 5629" of the FOURTH ANNUAL GENERAL MEETING to be held on Monday 1st November 1982 at 7.30 p.m. in the building situated at 143 Charles Street, West Perth (enter from rear) for the purpose of:-

1. Election of Council for the coming year.
2. To consider, and if thought fit, pass the minutes of the Third 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 Home Unit Management (RJP), P.O. Box 125, Scarborough, W.A. 6019 to arrive not later than noon on the 1st November 1982.

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) Home Unit Management (RJP); 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 1st November 1982.

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HERE

PROXY FORM

The Chairman,  
The Proprietors of  
147-159 Charles Street, West Perth,  
C/- Home Unit Management (RJP)  
P.O. Box 125,  
SCARBOROUGH, 6019

FOURTH ANNUAL GENERAL MEETING

As the owner of one or more units in 147-159 Charles Street West Perth

I/we hereby nominate \_\_\_\_\_  
to act and vote on my/our behalf at the Fourth Annual General Meeting  
to be held on the 1st November 1982.

\_\_\_\_\_  
(Signed)

\_\_\_\_\_  
(Dated)

\_\_\_\_\_  
Unit Number/s

STRATA TITLES ACT 1966 - 1970

THE OWNERS OF 147-159 CHARLES STREET, WEST PERTH

STRATA PLAN NUMBER 6529

FOURTH ANNUAL GENERAL MEETING

A G E N D A

1. Election of Chairman.
  2. Apologies.
  3. Proxies.
  4. Minutes of the Third Annual General Meeting to be read. (RJP)
  5. Any matters arising. (Minutes to be adopted). 10 &
  6. Audited Financial Statement to be read. 28)
  7. Any matters arising. (Statement to be adopted). t (RJP)
  8. Consideration of Budget 1982-83.
  9. Body Corporate Management.
  10. Election of Committee Members for 1982-83.
  11. General Business. (RJP)
- (RJP)

GENERAL ADVICE AS PER STRATA TITLES ACT

SCHEDULE - PART 1

6. (3) - One half of the persons entitled to vote present in person or by proxy constitutes a quorum.
- (12) - 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.
7. (1) - On a show of hands each proprietor has one vote.
- (4) - An instrument appointing a proxy shall be in writing under the hand of the appointer 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 where by 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. ement ertone.
- (7) - Co-proprietors may vote by proxy jointly appointed by them and in 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. mal er ✓

"THE MEWS"

OWNERS OF 147/159 CHARLES STREET. WEST PERTH.

STATEMENT OF RECEIPTS AND PAYMENTS

For the period 1/10/81 to the 30/9/1982

RECEIPTS:

Gross levies	19295.23
Broken glass (sale of)	21.45
Insurance re-imburse on pool motor	66.96
Sale of wheel barrow	20.00
Insurance levy 1980/81	27.42
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	19431.06

PAYMENTS:

Bank charges	67.23
Annual Audit	75.00
Post printing & stationery	218.76
Management fee & AGM fee	1998.80
Insurance premium	1796.52
Home Bldg Society - Invest	600.00
SEC - common light & power	1286.78
Mark Wake - Debt Collector fees	204.82
Gardener/yardman (prior to C/taker)	609.00
Caretaker:	
Wages (10)	5599.50
Rent (10)	2166.60
Electricity	373.16
Telephone	233.30
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	8372.56
Bond, Letting fee & s/duty (U47)	265.00
Signs: Council, Supervisor & Directional	250.00
Trash bags	288.00
Pool Chemicals	124.12
Globes	260.27
Lawn mower & bush cutter	895.00
Lawn Mowing (prior to above purchase)	300.50
Plants	7.28
Fertiliser & Snail killer	57.24
Reticulation parts	108.59
Sundry items: Nuts, bolts, gardening items etc	259.76
General:	
Titles Office - change of address for official notices	23.00
Check & service pool & retic pumps	54.00
New power point & repair time clock	49.00
Bucket, garden sprayer & numbers	32.85
Materials for storage area	92.10
Cord for bush cutter	9.60
Wheel barrow	30.00
Advertise for Caretaker	43.54
Roof repairs	40.00
Clean secret gutters - plus replace section above U52	268.97
Repairs to common lighting	184.50
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	18872.79

SURPLUS of receipts over payments \$558.27  
Balance as at the 30/9/81 210.87

Balance as at the 30/9/82 \$769.14

HOME BUILDING SOCIETY ACCOUNT

Balance as at the 30/9/81	1708.21
Invested	600.00
Interest	126.16
Balance as at 30/9/82	<u>\$2434.37</u>

STRATA TITLES ACT 1966 - 1970

MINUTES OF THE FOURTH ANNUAL GENERAL MEETING OF THE OWNERS OF 147/159 CHARLES STREET (KNOWN AS "THE MEWS") WEST PERTH HELD AT 143 CHARLES STREET, WEST PERTH ON THE 1ST NOVEMBER, 1982 at 7.30 O'CLOCK IN THE EVENING. x

PRESENT: Mr and Mrs. R.H. Bowl.  
Miss I. Thomas.  
Mr. L.E. Cooper.  
Mr. T. Pallotta.  
Mesdames E.S. & D.E. Alcock.  
Mr F.N. Milton.  
Mr. R.G. Haslam.  
Mr. P.J. Smith.  
Mrs. J. Maloney.  
Mr. R.W. Liddelow.  
Misses M.&G. Bertone.  
Miss R.J. Pearman - Home Unit Management (RJP)

PROXIES: A. & N. Ngeow nominated Home Unit Management (RJP) x  
F.&D. Zencich nominated The Chairman.  
H.M. Hee & T. Lok nominated Mr. R.G. Haslam (U10 & U28)  
Mr. D.E. Godbold nominated Home Unit Management (RJP)  
Mr. D. Schneider nominated The Chairman.  
Mr. C.L. Mc Dougall nominated Miss R. Pearman.  
Mrs. L. Rizzo nominated the Chairman.  
M.&C. Lahtov nominated Home Unit Management (RJP)  
Dr. H.A. Jones nominated Home Unit Management (RJP)  
Mr. M. Skully nominated Home Unit Management (RJP)  
Mrs. P.I. Dixon nominated The Chairman.  
G.W. & A.C. Lummis nominated the Chairperson.  
Ms.J.M. Campbell nominated the Chairman.  
Ms. J.M. Martin nominated the Chairman.  
Jayel Nominees Pty. Ltd nominated Home Unit Management (RJP)  
D. Gillard nominated Home Unit Management (RJP)  
D.J. & J.M. Ponnambalam nominated the Chairman  
Mr. G. Mac Donald nominated the Chairman.  
M.J. & D.S. Schmook nominated Mr. L. Cooper.

NOTICE OF MEETING: Was read and duly accepted.

CHAIRMAN: It was moved by Mr. Smith that Miss Pearman take the Chair. Motion Seconded by Miss M. Bertone. Carried unanimously.

APOLOGIES: Nil

PROXIES: Were read to the meeting and made available for inspection.

MINUTES OF THE THIRD ANNUAL GENERAL MEETING: Were read and confirmed as a true and correct record with the notation that Miss Pearman of Home Unit Management (RJP) was present, by a motion put forward by Miss M. Bertone. Seconded Mr. Smith. Carried unanimously.

Matters arising: It was brought to the attention of the meeting that the cat which is now living in Unit 4 was a replacement animal from that which was originally permitted by the developer and therefore it was agreed that there must be one rule for all. Correspondence to be forwarded to the Owner of Unit 4 requesting that they locate another home for their pet. ✓

Oil Slicks in Carports:  
One bay in particular is reported as being in a very poor condition. Unit number to be provided to Home Unit Management (RJP) for attention.



AUDITED FINANCIAL STATEMENT:

Was read, it is confirmed that the figure re reticulation parts is 111.94c. The Statement was discussed, then a motion was put forward by Mr. Cooper, Seconded Miss M. Bertone that the statement be received into the records. Carried unanimously.

BUDGET 1982/83

The outgoing Committee of Management recommended that an increase of 5% be adopted for this coming financial year with a further recommendation that a 5% discount be granted to those Owners who pay within the first 14 days of the date of the levy account. Following discussion it was moved by Mr. Cooper that the above recommendation be adopted. Seconded Mr. Haslam. Carried unanimously.

BODY CORPORATE MANAGEMENT:

Mr. Cooper addressed the meeting with a recommendation that the Body Corporate remain with Home Unit Management (RJP) and then moved the motion that the Body Corporate retain the Services of Home Unit Management (RJP) for the coming year. Seconded Mr. Smith. Carried unanimously.

COUNCIL OF MANAGEMENT:

The following Owners volunteered to serve on the Council of Management for the coming year:

Mr. L. Cooper.  
Miss G. Bertone.  
Mr. R.W. Liddlelow.  
Mr. R. Bowl.  
Mr. T. Pallotta.  
Mr. R.G. Haslam.

GENERAL BUSINESS:

Debt Collection Fees:

Home Unit Management (RJP) are instructed to contact the Debt Collectors to ascertain as to whether there is some method whereby the costs can be passed on to the person who has been dunned for levies.

There being no further business the meeting closed at 8.15 o'clock in the evening with a thank you to those persons in attendance.

CERTIFIED AS A TRUE AND CORRECT RECORD.

CHAIRMAN: 

DATED: 7/11/83.

First Committee meeting to be held on the 10th January, 1983 in Unit 54 at 7.30p.m. (committee members only)