

STRATA TITLES ACT 1966 - 1970

THE OWNERS OF THE MEWS - STRATA PLAN 5629
147-159 Charles Street. West Perth

Minutes of the Committee Meeting held on the 14th January 1985 in Unit 44 at 7.00p.m.

PRESENT: Mr. D.J. Mc Taminey
Mr. R. Harvey.
Mr. W.S. Plumridge
Mr. T. Pallotta -
Mr. H. Harvey - by invitation.
Miss R. Pearman of Home Unit Management (RJP)

Minutes of the Committee meeting held on the 1st August 1984 were read and the following items discussed as matters arising:

Cleaning of Carports: Quoted figure \$475.00
It was felt that although there are a few bays which do need cleaning the balance are 'fairly satisfactory'.
A further quote to be obtained from J.J. Brennan & Co.

Minutes: Although the current members of the Council of Management were not present at the meeting held on the 1/8/1984 it was 'agreed' to accept these minutes into the records.

AGM Minutes Review. Nil. Noted - doors have now been painted Colours agreed enhance the complex.

FINANCIAL STATEMENT: Following discussion it was unanimously agreed to receive the statement into the records.

GENERAL BUSINESS:

Border Trees: Correspondence received from the adjoining neighbour 12 Ivy Street requesting that the Council of Management give consideration to removing the trees abutting the joining fence was discussed - The Committee were unanimously in agreement that these trees not be removed. Mr. De Biasto to be advised accordingly.

Caretaker's Holidays: Commencing on the 8/2/1985 Mr & Mrs. Harvey will be absent of 4 weeks leave. A relief Caretaker Mr. R. Levy will attend the grounds in Mr and Mrs Harvey's absence.

There being no further business the meeting closed at 7.30p.m.

CERTIFIED AS A TRUE AND CORRECT RECORD.

CHAIRMAN.

DATED.

Next Committee Meeting to be held on the 22/4/1985 in unit 12 at 7.00p.m.

THE MEWS:

FINANCIAL STATEMENT TO THE 14/1/1985

Balance as at the 30/9/1984	435.87	
Levies since received	8429.54	
Recalled funds from HBS	2100.00	
Bottelo	5.50	
Insurance claim less \$50.00 excess	51.50	
	<u>11022.41</u>	

PAYMENTS:

Bank charges	34.57	
Postage printing & stationery	123.75	
Management fee Oct, Nov, Dec & Jan 85	787.10	
Insurance premiums	2406.41	
SEC to 10/10 & 5/12 Common light etc	563.66	
Annual Audit	140.00	
Caretaker wages to 7/1	1932.00	
Rent to the 23/12	806.01	
phone	86.70	
SEC to 10/10 & 5/12	169.59	
Sundry requisites for gdn & grounds	203.36	
Sumapine	22.38	
Service pool pump	50.00	
Recharge extinguisher	39.00	
Maintenance painting	186.12	
Door replacement U53 - Insurance	101.50	
Cut tree roots & patch bitmen	62.00	
Paint for doors	87.94	
Tubes, sprinklers, paint brushes etc	141.61	
Blood & bone	7.50	7951.20
		<u>7951.20</u>

Balance as at the 14/1/1985 3071.21

HOME BUILDING SOCIETY ACCOUNT

30/9/1984	3504.13
Interest	114.72

3618.85

Recalled	2100.00	
FID & T/Fee	nil	2100.00
		<u>1518.58</u>

Balance of both accounts = \$4590.06

ARREARS:

Current levies to 31/3/1985 \$1379.60

Quarter to 31/12/1984

Unit 36	114.06	
Unit 15	85.55	Plus to the 30/9 85.77.

TOTAL ARREARS: \$1664.98c

STRATA TITLES ACT 1966 - 1970

OWNERS OF "THE MEWS" STRATA PLAN NO. 5629
147-159 CHARLES STREET, WEST PERTH.

Minutes of the Committee meeting held on 7th May 1985 in Unit 12 at 7.00 p.m.

PRESENT: Mr. D.J. McTaminey
Mr. R. Harvey
Mr. W.S. Plumridge
Mr. R.W. Liddelow
Mr. P.J. Smith
Mr. H. Harvey - by invitation
Miss R. Pearman - Home Unit Management (RJP)

APOLOGY: Mr. T. Pallotta

Minutes of previous Committee meeting held 14/1/85 were read and it was moved Mr. McTaminey that, with the inclusion of apologies from Mr. P.J. Smith and Mr. R.W. Liddelow, these minutes be confirmed as a true and correct record. Seconded Mr. Plumridge. Carried unanimously.

MATTERS ARISING:

Cleaning of Carports: A quote was received from J.J. Brennan & Co. and read to the meeting. Mr. Brennan quoted to clean and repair approximately 8 bays of oil damage - \$200; and to clean the rest of the bays with detergent - \$180. It was decided to send correspondence to the users (owners) of the 8 bays involved requesting that they make good and repair their carbays or if they would prefer, the Body Corporate has a contact who will attend to this damage at a cost of \$25.00 to the owner.

Border Trees:

Further correspondence has been received from Mr. De Biasto requesting that the owners of The Mews remove the tree directly behind his toilet, his main cause of worry being that the roots are getting into the sewerage pipes. The Committee gave this considerable discussion and decided that they would first obtain a quote to replace his earthenware pipes in this area with PVC pipes. The matter would then be discussed further.

FINANCIAL STATEMENT:

Was read and discussed. Moved Mr. R. Harvey that the Statement be received into the records. Seconded Mr. Smith. Carried unanimously.

GENERAL BUSINESS:

T.V. Reception:

The meeting was advised that in the near future UHF television will be coming in and that the Committee must give consideration as to what action they intend to take in providing adequate reception arrangements.

Footpath:

It was noted that some of the cement slabs are loose near the letterboxes.

Unit 24:

A letter is to be forwarded to the occupants (c.c. rental agent or owner) regarding excessively noisy cars on the complex. Request that they arrange to have the vehicle repaired or make arrangements to park it off the common property as it contravenes the by-laws as far as noise is concerned. ✓

"The Mews"

7th May 1985

There being no further business the meeting closed at 7.35 p.m.
The next meeting of Committee is set down for 6th August 1985
at 7.00 p.m. in Unit 12.

CERTIFIED AS A TRUE AND CORRECT RECORD.

A. Leaman
(Chairman)

6/8/85
(Date)

THE MEWS

FINANCIAL STATEMENT TO THE 7/5/1985

Balance as at the 14/1/1985	3071.21
Levies since received	6572.23
Sale of broken glass	5.10
	<u>9648.54</u>

PAYMENTS:

Bank charges	37.67	
Management fee FEB, March, April and May	748.80	
Postage printing & stationery	31.25	
SEC to 8/2 and 11/4	616.37	
SEC Unit 11 ditto	126.98	
Pool chemicals & parts	198.81	
Caretaker telephone	65.42	
Sundries - Incl paint etc	119.55	
Repair Victa Vac	306.00	
Hire Lawn Mower	15.00	
Relief Caretaking	150.00	
Service fire extinguisher	12.00	
Repair Lawn mower	166.60	
Petrol and garden requisites	70.25	
Repair bush cutter	27.40	
Wages (Caretaker) to 13/5	2589.60	
Rent (Caretaker) to 23/5/	1356.35	6638.05

Balance as at the 7/5/1985	3010.49
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HOME BUILDING SOCIETY ACCOUNT	1518.58
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Balance of both accounts as at the 7/5/1985	<u>\$4529.07</u>
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LEVIES IN ARREARS:

<u>UNIT</u>	<u>CURRENT</u>	<u>ARREARS</u>
11	130.44	
14	96.60	
15	92.00	162.50
20	92.00	
25	92.00	
29	122.60	
31	122.60	
36	122.60	
37	92.00	92.00
42	92.00	
45	92.00	
48	122.60	
53	122.60	
	<u>1392.04</u>	<u>254.50</u>

STRATA TITLES ACT 1985

OWNERS OF "THE MEWS" - STRATA PLAN NO 5629
147-159 CHARLES STREET. WEST PERTH.

Minutes of the Committee Meeting held on the 6th August,
1985 in unit 12 at 7.00p.m.

PRESENT: Mr. D.J. Mc Taminey
Mr. R. Harvey.
Mr. W.S. Plumbridge
Mr. H. Harvey - by invitation.
Miss R. Pearman of Home Unit Mgt (RJP)

APOLOGIES: Mr. P. Smith
Mr. R. Liddelow.

Minutes of the previous Committee meeting were read and
unanimously confirmed as being a true and correct record.

Matters arising: Border Trees:
It was unanimously agreed that the tree
roots which extend beyond the fence into
the adjoining property be cut but that
the trees not be removed. Further that
no monies be expended in any way to
carry out work to the plumbing pipes in
the adjoining property. The Current
Strata Titles Act states that these funds
are for the sole purpose of maintaining
the Strata Companies common property.

T.V. Reception: Hold. Pending current discussions on
this matter.

Footpath: Mr H. Harvey advised that he has further
work to carry out to this area - as some
slabs are broken.

FINANCIAL STATEMENT: Was discussed and unanimously received
into the records.

GENERAL BUSINESS: Lawns:
Mr. H. Harvey advised the Committee that
he is greatly concerned with the lack of
growth and condition of the lawn.
It was agreed that Home Unit Management
would check with a seed firm as to their
recommendations to promote good healthy
growth. Detail to be forwarded to Mr
R. Harvey who may be able to purchase
the products at a lesser cost to the
Strata Company.

Jo-jo weed - Caretaker to kill off same. ✓

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

NEXT MEETING will be the Annual General Meeting which
will be held on the 5th November, 1985 in the Office
of Home Unit Management at 7.00p.m.

CERTIFIED AS A TRUE AND CORRECT RECORD.

CHAIRMAN: [Signature] DATED: 25/3/86

THE MEWS

FINANCIAL STATEMENT TO THE 31/7/1985

Balance as at the 7/5/1985	3010.49
Levies since received	5966.42
Sale of broken glass	10.20
Re-imburement for vandalism to ex light fitting	10.45
Repair carbay levies	250.00
	<u>9247.56</u>

PAYMENTS:

Bank charges	11.85	
Management fee June and July	374.40	
Postage printing & stationery	49.60	
SEC to 11/6/1985	319.55	
Pool chemicals	27.00	
Caretaker: Wages to 5/8	1800.00	
Rent to 23/8	845.01	
SEC to 11/6	93.24	
Phone	89.91	2828.16
Sundry requisites		40.97
Repair post light and rewire time fuse		89.00
Baysol		23.70
Repair downpipes		23.00
Repair lighting control		26.00
Petrol and sundry items		92.05
Invest further funds	3000.00	6905.28

Balance on hand at the 31/7/1985 . 2342.28

HOME BUIDLING SOCIETY ACCOUNT

Balance as at the 7/5/1985	1518.85	
Invest further funds	3000.00	4518.85

Balance of both accounts as at the 31/7/1985 \$6858.13

ARREARS:

<u>Unit</u>	<u>amount</u>	
6	92.00	
15	276.55	
20	92.00	
29	122.60	
32	92.00	plus carbay repairs \$25.00
36	122.60	
37	92.00	
39	122.60	
40	6.03	
45	122.60	
48	122.60	

\$1288.58

STRATA TITLES ACT 1985

147-159 CHARLES STREET, WEST PERTH
(Known as "The Mews")

STRATA PLAN NUMBER 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, Strata Plan 5629" of the Seventh Annual General Meeting to be held at 7.00 p.m. on Tuesday 5th November 1985 in the office of Home Unit Management (RJP), Suite 3, 367 Scarborough Beach Road, Woodlands, for the purpose of:-

1. Election of Council for the coming year.
2. To consider and if thought fit, pass the minutes of the Sixth 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, WA 6019 to arrive not later than noon on the 5th November 1985.

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 5th November 1985. Please note that there is an additional charge of \$35.00 for attendance at AGM's which have to be re-convened due to lack of a quorum.

CUT

HERE

PROXY FORM

The Chairman,
The Proprietors of "The Mews"
C/- Home Unit Management (RJP)
P.O. Box 125,
SCARBOROUGH, 6019

SEVENTH ANNUAL GENERAL MEETING

As the owner of one or more units in "The Mews" I/we hereby
nominate _____

to act and vote on my/our behalf at the Seventh Annual General Meeting to be held on 5th November 1985.

(Signed)

(Dated)

Unit Number(s)

STRATA TITLES ACT 1985

147-159 CHARLES STREET, WEST PERTH
(Known as "The Mews")

STRATA PLAN NUMBER 5629

SEVENTH ANNUAL GENERAL MEETING

A G E N D A

1. Election of Chairman.
2. Apologies.
3. Proxies.
4. Minutes of the Sixth Annual General Meeting to be read.
5. Any matters arising. (Minutes to be adopted).
6. Audited Financial Statement to be read.
7. Any matters arising. (Statement to be adopted).
8. Consideration of Budget 1985-86.
9. Strata Company Management.
10. Election of Committee Members for 1985-86.
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.(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 and any other moneys recoverable under the Act by the Strata Company from him at the date of the notice given to 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 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.

THE MEWS: - 147/159 CHARLES STREET. WEST PERTH

STATEMENT OF RECEIPTS AND PAYMENTS

For the Period 1/10/1984 to the 30/9/1985

RECEIPTS:

Gross levies	21,366.79
Recalled funds from Home Bldg Soc	2,100.00
Sale of broken glass	32.19
Re-imburse for tenant damage to light	10.45
Repairs to carport bitumen	275.00*
Insurance claim - Unit 53 door	51.50**
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	23,835.93

PAYMENTS:

Bank charges	89.60
Management fee & AGM fee	2378.30
Postage printing & stationery	232.45
SEC - common lighting & power	1761.85
Insurance premiums	2406.41
Annual audit	140.00

Caretaker:

Wages	7521.60	
Rent	3289.04	
SEC	506.72	
'phone	325.22	11642.58
Pool chemicals- Parts & Service	275.81	
Sumapine	22.38	
Globes (main order)	64.40	
Paint & brushes	52.32	
Invest further funds	3000.00	
Sundry requisites for grounds & Bldg.	666.81	
Repair door unit 53	101.50	**
Painting of doors	274.06	
Recharge fire extinguisher	39.00	
Cut tree root & repair bitumen	62.00	
Repair brush cutter	27.40	
Repair Victavac	306.00	
Relief caretaker	150.00	
Service Fire Extinguisher	12.00	
Repair lawn mower	166.60	
Repair post light	89.00	
Baysol	23.70	
Repair downpipe	23.00	
Repair lighting control	26.00	
REpair bitumen in carports	275.00	*
Garden stakes	3.20	
Overhaul lawn mower	30.50	
Labour, sand and fertiliser	171.00	24,512.87

EXCESS of payments over receipts	676.94	DR
Balance as at the 30/9/1984	435.87	

DEBIT balance as at the 30/9/1985	241.07	DR
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HOME BUILDING SOCIETY ACCOUNT

Balance as at the 30/9/1984	3504.13	
Interest	172.88	
Invested further funds	3000.00	
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	6677.01	
Recalled funds	2100.00	4,577.01

Balance of Both accounts as at the 30/9/1985	\$4,335.94c
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LEVIES IN ARREARS: \$882.81c

NOTE: Sundry requisites:- Hire lawn mower, fluoro tubes, Petrok, paint, plants, hose, weed killer, retic parts, fertiliser globes, sandpaper, rake, lopping tree, pinoclean, glue, bolts etc.

AUDITOR'S CERTIFICATE:

I have audited the above statement of Receipts and Payments as prepared by Home Unit Management (RJP), which, in my opinion discloses a true and correct record.

K. Wilkinson

K. Wilkinson. A.A.S.A
Auditor: 1 High View Road,
GREENMOUNT 6056

THE OWNERS OF "THE MEWS"

ANTICIPATED BUDGET FOR 1985/86

Bank Charges	90.00
Management Fee & A.G.M.	2808.00
Postage, printing & stationery	250.00
SEC - community lighting and power	1800.00
Insurance premiums	2500.00
Audit	150.00
Caretaker	12500.00
Pool chemicals etc.	300.00
Unanticipated & Known Expenses	2200.00
Sinking Fund	2000.00
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TOTAL	\$24598.00

Working on the aggregate of 186 being the total unit entitlement equals \$132.25 per share.

Units with entitlement of 3 X \$132.25 = \$396.75 per annum.
(99.19 per quarter)

Units with entitlement of 4 X \$132.25 = \$529.00 per annum.
(132.25 per quarter)

THIS BUDGET IS TO BE DISCUSSED AT THE ANNUAL GENERAL MEETING.

STRATA TITLES ACT 1985

MINUTES OF THE SEVENTH ANNUAL GENERAL MEETING OF THE OWNERS OF 147-159 CHARLES STREET, (KNOWN AS "THE MEWS") WEST PERTH HELD AT THE OFFICE OF HOME UNIT MANAGEMENT (RJP), 3/367 SCARBOROUGH BEACH ROAD. WOODLANDS ON THE 5TH NOVEMBER, 1985 at 7.00 O'CLOCK IN THE EVENING.

PRESENT: Miss L.J. Coffee
Angola Pty. Ltd
Mr. F. Zencich.
Miss R. Harvey.
Mr. T. Pallotta.
Mr and Mrs. M. Lahtov.
Mr. W.S. Plumridge.
Mr. R. W. Liddelow.
Mr. H. Harvey - by invitation.
Miss R. Pearman of Home Unit Mgt (RJP)

PROXIES: Miss E.R. Gough nominated Mr. H. Harvey.
Miss L.J. Hill nominated the Chairman.
Mr & Mrs. A. Ngeow nominated Home Unit Mgt.
Mr. D. E. Godbold nominated Home Unit Mgt.
Mr. D.J. Mc Taminey nominated the Chairman.
Mr. P.T.P. Tye nominated the Chairman.
Mr. D. Schneider nominated Home Unit Mgt.
Mr. C. L. Mc Dougall nominated Mr. H. Harvey.
Mrs. F. Rizzo nominated Mr. H. Harvey.
Mr. D.R. Mondy nominated the Chairman.
Misses E.&D. Alcock nominated the Chairman.
Mr and Mrs. R.G. Haslam nominated Home Unit Mgt.
Mr P.E. Couchman nominated Home Unit Mgt.
Ms. J.M. Healey nominated Mr. H. Harvey.
Miss P. I. Dixon nominated Home Unit Mgt
Mr and Mrs. P.J. SMith nominated Home Unit Mgt.
Mr and Mrs. A. Vermeulen nominated Mr. H. Harvey.
Mr and Mrs. M.Turner nominated Home Unit Mgt.
Miss J.M. Campbell nominated Home Unit Mgt.
Jayel Nominees Pty. Ltd nominated the Chairman.
Mrs. D. Gillard nominated Home Unit Mgt (RJP)
Mr and Mrs. G Hourn nominated the Chairman.
Harvey Family nominated Mr. H. Harvey.
Mrs. M. Mc Carthy nominated Home Unit Mgt.
Mr. R. Schulze nominated Home Unit Mgt. (RJP)
Miss G. Bertone nominated Mr. H. Harvey.

NOTICE OF MEETING: Was read and accepted on a motion put by Miss Harvey. Seconded Mr. Zencich. Carried. Nominations were then called for Chairman.

CHAIRMAN: It was moved by Mr. Liddelow. Seconded Miss Coffee that Miss Pearman take the Chair. There were no other nominations and Miss Pearman was unanimously elected.

APOLOGIES: Mrs. Ivory
Mr. D. R. Mondy.

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

MINUTES OF THE 6TH ANNUAL GEN. MEETING:

Were read and confirmed as being a true and correct record on a motion put forward by Mr. Plumridge. Seconded Mr. Pallotta. Carried.

Matters arising: Nil.

AUDITED FINANCIAL STATEMENT: It was unanimously agreed that the statement be taken as read.

AUDITED FINANCIAL STATEMENT Cont:

The statement was discussed and then received into the records on a motion put by Mr. Liddlelow. Seconded Miss Harvey. Carried unanimously.

BUDGET 1985/86:

Following discussion it was moved by the proxy for Mr. D. Godbold that the budget as presented by Home Unit Management (RJP) be accepted to commence from the 1st October, 1985. Seconded by Angola Pty. Ltd. Carried unanimously.

Discount Allowance for prompt payment:

It was moved by Mr. Plumridge, seconded Miss Harvey that the discount allowance be discontinued owing to the fact that the amount discounted was pulling the budget off target. Carried unanimously.

It is further noted that with the allowance in the 'now' Strata Titles Act 1985 to charge interest on maintenance levies which are in arrears (15% per annum) would be an additional incentive to encourage Owners to pay their maintenance levies in advance as is required.

Charles Street Street Widening project:

Currently Home Unit Management are making enquiries as to whether the Perth City Council will be requiring to purchase any of the front section to the Mews for this project.

STRATA COMPANY MANAGEMENT:

It was moved by Mr. Pallotta, seconded Mr. Lahtov that the services of Home Unit Management be retained for a further 12 months. Carried unanimously.

COUNCIL OF MGT:

The following Owners volunteered to serve on the Council unopposed for the coming year:-
Mr. W. Plumridge.
Mrs. C Lahtov. (& Mr. Lahtov by invitation)
Miss R. Harvey.
Mr. R. Liddelov.
Mr. T. Pallotta.
Mr. Ross Harvey.

GENERAL BUSINESS:

Caretaker:

The Chairman spoke in praise of the excellent service being provided by Mr. H. Harvey in the care of the grounds, maintenance work and numerous other duties which have made The Mews into a very pleasant place of dwelling.

Painting:

Currently the only items requiring attention are the gas meter covers. Mr Harvey, has quoted to carry out this work at \$3.00 per per cover plus paint. It was unanimously agreed to accept this quote with thanks.

Rental Units:

Mr. Liddlelow suggest that all Owners be contacted with the suggestion that they have their rental situations handled by the Caretaker Mr. Harvey. The reason for this suggestion being that Mr. Harvey takes care with the selection of tenants and is on hand to make sure that the units are inspected regularly and that tenant control is exercised. Currently a number of agents just send prospective tenants along to Mr. Harvey to show the unit and do not practice the showing of units personally.

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There being no further business the meeting closed at 7.50p.m. with a thank you to those present for their attendance.

First Committee meeting to be held on the 19th March, 1985 in Unit 17 at 7.00p.m.

CERTIFIED AS A TRUE AND CORRECT RECORD.

CHAIRMAN.

DATED.