

THE OWNERS, FIRST MORTGAGEES AND COVENANT CHARGEES OF LOTS IN
STRATA PLAN 61139 | "PACIFIC WAVES" 9-15 CENTRAL AVENUE, MANLY

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS - STRATA PLAN NO. 61139	
Meeting Title	Annual General Meeting
Strata Plan Number	61139
Date & Venue	Monday 31 st March 2014 at St Matthews Church on the Corso, MANLY NSW 2095
Start Time	6:10 PM
Finish Time	6:45 PM
Present (in person or via proxy)	Lots: 2, 7, 8, 9, 11, 12, 13, 16, 17, 18, 20, 21, 26, 30, 33, 36, 42, 43, 48, 50, 51, 52, 55, 56, 61, 64, 65, 68, 78, 89, 92, 95, 96, 97, 98, 100, 103, 105, 106, 107, 108, 109, 111, 112, 115, 117, 118, 119, 120, 121 & 122
In Attendance	Whelan Property Group: Andrew Ucchino Property Management Professionals: Tony Strati
Chairperson	Denis Mockler/Andrew Ucchino

1.0 PREVIOUS MINUTES

RESOLVED: That the Minutes of the last General Meeting of the Owners Corporation be confirmed as a true record and account of the proceedings of that Meeting.

2.0 FINANCIAL YEAR

AMENDED & RESOLVED: That the Owners Corporation change the financial year end to 30th June and instruct the Managing Agent to prepare necessary applications to the NSW Civil and Administrative Tribunal (NCAT) to vary the time of the annual general meeting.

3.0 FINANCIAL STATEMENTS

AMENDED & RESOLVED: That the audited financial statement of accounts for the period ended 31st January 2014, as tabled at the meeting, be adopted.

A copy of the audited accounts is enclosed with the minutes.

4.0 APPOINTMENT OF AN AUDITOR

RESOLVED: That the Owners Corporation appoint an Auditor for the financial period ending the 31st January 2015.

5.0 BUDGET

AMENDED & RESOLVED: That the statement of estimated receipts and payments (Budget) as presented by the Executive Committee be adopted.

6.0 LEVIES

6.1 Administrative and Sinking Funds

RESOLVED: That the levy contributions be determined in accordance with Section 76 (1) of the “*Strata Schemes Management Act 1996*” for the next 12 month period commencing on **1 February 2014** and be made payable in (4) unequal instalments.

- Administrative Fund in the sum of \$ 352,000.00 Including GST
- Sinking Fund in the sum of \$ 209,000.00 Including GST

This strata scheme is registered for GST.

Number	Levy Period	Year	Issued	Administration	Sinking	Total
1	February	2014	Yes	\$119,548.20	\$20,625.90	\$140,174.10
2	May	2014	No	\$77,483.93	\$62,791.37	\$140,275.30
3	August	2014	No	\$77,483.93	\$62,791.37	\$140,275.30
4	November	2014	No	\$77,483.94	\$62,791.36	\$140,275.30
				\$352,000.00	\$209,000.00	\$561,000.00

6.2 Levy Contributions

RESOLVED: That the first levy instalment due in the next financial year (1 February 2015) be made payable quarterly until re-determined by the Owners Corporation and such figure shall be:

- Administrative Fund \$ 88,025.00 per quarter Inc. GST
- Sinking Fund \$ 52,000.00 per quarter Inc. GST

6.3 Levy Notices

AMENDED & RESOLVED: That both contributions be levied by notice from the Managing Agent as the delegated Treasurer of the Owners Corporation in accordance with Section 78 of the “*Strata Schemes Management Act 1996*”.

7.0 INSURANCE CONFIRMATION

RESOLVED: That the Owners Corporation confirmed the following insurances:

	Insurance	Value Insured
7.1	Office Bearers Liability Insurance	\$20,000,000
7.2	Fidelity Guarantee Insurance	\$100,000
7.3	Public/Legal Liability Insurance	\$30,000,000

8.0 BUILDING VALUATION

NOT RESOLVED: That the Managing Agent be instructed to obtain a building valuation for insurance purposes and adjust the sum insured to reflect the valuation.

Last Valuation obtained 23 October 2013, which will be utilised.

9.0 RENEWAL OF INSURANCES

AMENDED & RESOLVED: That the Managing Agent is given a standing direction to renew the insurance policy in the absence of instructions from the Executive Committee as at the date of renewal.

Andrew Uchino of Whelan Property Group Pty Ltd was invited to address the meeting to take nominations for the election of the Executive Committee.

10.0 EXECUTIVE COMMITTEE ELECTION

RESOLVED: That the number of Executive Committee be set at seven (7) and those elected for the ensuing year are:

Lot	Elected Person
9	S.Parker
61	L.Wareham
95	D.Glading
96	F. Morentin
97	Z.Dybac
112	R.Stone
122	G.Brown

Andrew Uchino of Whelan Property Group Pty Ltd was invited to take over as chairperson.

11.0 BMC REPRESENTATIVE

RESOLVED: That the Owners Corporation appoint Greg Brown as BMC Representative and David Glading as substitute representative for DP 882673.

12.0 SINKING FUND FORECAST / AND UPDATE

NOT RESOLVED: That the Owners Corporation authorise and instruct the Managing Agent to obtain quotations for a Sinking Fund Forecast / and update.

Last report obtained November 2013, which will be utilised.

13.0 OWNERS CORPORATION RESTRICTIONS

RESOLVED: That the Owners Corporation do not determine any matters that are to be determined only by the Owners Corporation in a General Meeting.

14.0 REMOVAL OF THE LIMITATION IMPOSED UNDER SECTION 80A(1)

RESOLVED: That the Owners Corporation remove the limitation imposed under Section 80A (1) of the *“Strata Schemes Management Act 1996”* generally.

15.0 STRATA MANAGEMENT

15.1 NOT RESOLVED: That the Owners Corporation renew the appointment of Whelan Property Group Pty Ltd as Managing Agent of the owners Corporation of Strata Plan 61139 and that the common seal be affixed pursuant to section 238 of the Strata Schemes Management Act 1996 to the agency agreement tabled at this meeting, which incorporate instruments appointing Whelan Property Group Pty Limited and delegating all the powers, authorities, duties and functions referred to therein.

15.2 RESOLVED: That the Owners Corporation terminate the appointment Whelan Property Group Pty Limited as Managing Agent for the Strata Plan 61139 and revoke all the delegations of the Owners Corporation’s powers, authorities, duties and functions made to it pursuant to Section 28 of the Strata Schemes Management Act 1996.

That the termination and revocation will have effect from 1 July 2014.

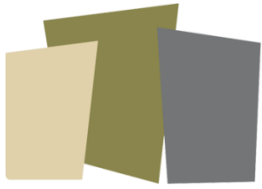
15.3 RESOLVED: That Integrated Property Management Pty Ltd (Lamb & Walters) be appointed as Managing Agent of the Owners Corporation of Strata Plan 61139 and that the Common Seal be affixed pursuant to Section 238 of the Strata Schemes Management Act, 1996 to the Agency Agreement tabled at this meeting, which incorporates instruments appointing Company and delegating all the powers, authorities, duties and functions referred to therein.

CLOSURE

The Chairperson declared the meeting closed with no further business at 6.45 pm.

Andrew Ucchino
CHAIRPERSON

DATE



THE OWNERS, FIRST MORTGAGEES AND COVENANT CHARGEES OF LOTS IN
STRATA PLAN 61139 | "PACIFIC WAVES" 9-15 CENTRAL AVENUE, MANLY

**MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF
THE OWNERS - STRATA PLAN NO. 61139**

Meeting Title	Executive Committee Meeting
Strata Plan Number	61139
Date & Venue	Monday 31 st March 2014 at St Matthews Church on the Corso, MANLY NSW 2095
Start Time	6.45 PM
Finish Time	6.55 PM
Present	Executive Committee:
In Attendance	Whelan Property Group: Andrew Uchino Property Management Professionals: Tony Strati
Chairperson	Andrew Uchino

1.0 PREVIOUS MINUTES

RESOLVED: That the Minutes of the last Executive Committee of the Owners Corporation be confirmed as true record and account of the proceedings of that meeting.

2.0 OFFICE BEARERS

RESOLVED: That the following members of the Executive Committee be appointed as office bearers;

Lot	Elected Person	Position
97	Z.Dybac	Secretary
112	R.Stone	Treasurer
122	G.Brown	Chairperson

3.0 EXECUTIVE COMMITTEE REPRESENTATIVES

RESOLVED: That the Executive Committee elect Greg Brown, Ray Stone and the building Manager (Tony Strati) to liaise/instruct the managing agent on behalf of the Executive Committee.

That David Glading be elected to liaise/instruct the building manager on behalf of the Executive Committee.

CLOSURE

The Chairperson declared the meeting closed with no further business at 6.55 pm.

Andrew Uchino
CHAIRPERSON

DATE