

Unit Titles (Management) Act 2011

NOTICE OF REDUCED QUORUM DECISIONS

Part A - Details of reduced quorum decisions

A1 - The Owners Units Plan No: 2179

A2 - Annual General / General meeting

Date (or dates) of general meeting at which the reduced quorum decision or decisions were made on: Tuesday, 4 March 2014

Tick applicable box, or both boxes if applicable:

☒ **Regularly convened** - The Annual General / General meeting was regularly convened (not following any adjournment under Schedule 3.9 (3) of 6 (a), Part 3.1, Schedule 3 of the Unit Titles (Management) Act 2011).

☐ **Convened After Adjournment** - The Annual General / General meeting was convened following an adjournment or adjournments (under Schedule 3.9 (3) of 6 (a), Part 3.1, Schedule 3 of the Unit Titles (Management) Act 2011).

A3 - Reduced Quorum Decisions

[If there is insufficient space here, tick ☒ and attach details to the notice]

Date of decision: Tuesday, 4 March 2014

Full text of reduced quorum decision (See attached Minutes)

A4 - Owners Corporation Declaration

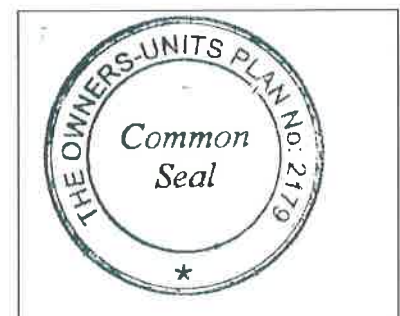
The information in this notice has been recorded on the following date from details shown in the records of the Owners Corporation.

Dated: Tuesday, 4 March 2014

Signature:



Designation: Body Corporate Manager



Seal

AF2012-112 made under the Unit Titles (Management) Act 2011, s.146

**MINUTES OF REDUCED QUORUM ANNUAL GENERAL MEETING
UNITS PLAN 2179
66 ALLARA STREET, CITY**

- Held:** Tuesday, 4 March, 2014 at 5.30pm
Independent Body Corporate, Ground Floor
91 Northbourne Avenue, Turner (cnr. Gould Street)
- Present:** Mrs. P Wilkinson (Units 19 & 107), Ms. K Fehon (Unit 28), Mr. A Muul (Unit 32), Ms. E Pasfield (Unit 35), Ms. P McVeigh (Unit 48), Ms. L Tamburrini (Unit 50), Mr. B Segavac (Unit 51), Ms. J Leary (Unit 65), Mr. T & Mrs. M James (Unit 69), Mr. G & Mrs. C Larmour (Unit 71), Ms. R Fraser (Unit 78), Miss E Ryan (Unit 90), Dr. R Kingham (Unit 101) and Miss N Robb representing Independent Body Corporate Services
- Proxies:** Mr. I Hatherley (Unit 54), Mr. E & Mrs. S Tamburrini (Unit 50), Arkad Pty Ltd (Unit 110), Ms. M Naulty (Unit 88), Mrs. U Conan-Davies (Unit 72), Mr. M Allam (Unit 106), Mr. J Aguilera & Ms. M Neveu (units 79, 96 & 115), Mr. R & Mrs. K Thorpe (Unit 114), Mr. G Toscan (Unit 55), Mr. M & Mrs. M Bond (Unit 46), Mr. J Anderson (Unit 27, 103 & 109)
- Apologies:** Mr. B Fuller (Unit 9) & Ms. S Crichton (unit 22)
- Chair:** Ms. K Fehon chaired the meeting
- Quorum:** A quorum was not present. However the meeting proceeded with a Reduced Quorum (Schedule 3.9 of the Unit Titles (Management) Act 2011).

***Secretarial Note** – Owners are advised that under the Schedule 3.9 of the Unit Titles (Management) Act 2011, Reduced Quorum Decisions take effect 28 days after the date of this meeting. A reduced quorum decision is only disallowed if within 28 days after the decision was made, the Owners Corporation is to give a petition requiring that the decision be disallowed signed by a majority of people entitled to vote.*

MINUTES OF PREVIOUS ANNUAL GENERAL MEETING -

The minutes of the Annual General Meeting dated Thursday, 28 February, 2013 had been distributed to all owners.

- MOTION 1:** *It was resolved that the Minutes of the previous Annual General Meeting be adopted.*
CARRIED

MATTERS ARISING FROM MINUTES -

None.

INSURANCE –

The Owners Corporation holds insurance cover with Allianz Australia Insurance Group as follows:

Policy No: 170206	Due date 31/08/2014
Building replacement	\$62,167,350
Contents	\$621,674
Loss of Rent	\$8,881,0508,881,050
Public liability	\$20,000,000
Office Bearers Liability	\$500,000
Workers Compensation	In accordance with the Act
Excess	\$2500
Premium	\$41,914.88

MOTION 2: *It was resolved that the Owners Corporation of UP2179 authorise the Strata Manager to adjust the building insurance in consultation with the Executive Committee.*

CARRIED

Note: When repairs are finalised for the drain on the roof, the balconies and the hot water pipes, insurance quotes will be obtained.

FINANCIAL REPORT -

The financial report had been circulated to all owners. The financial statements showed a balance of \$33,323,43 in the Administrative Fund and a balance of \$102,999.78 in the Sinking Fund. The balance of the Cheque Account is \$71,997.67.

MOTION 3: *It was resolved that the financial statements be accepted as presented.* **CARRIED**

BUDGET DEBATE ADMINISTRATIVE FUND -

MOTION 4: *It was resolved that the proposed Administrative Fund budget of \$279,009.00 (excl. GST) be adopted.* **CARRIED**

BUDGET DEBATE ADMINISTRATIVE FUND LEVY CONTRIBUTION -

MOTION 5: *It was resolved that the corporation determine a levy equal to the approved budget for the 12 month period, commencing 1 February, 2014 and to be contributed to in accordance with the unit entitlements and at quarterly intervals, being 1 April, 1 July and 1 October 2014 and 1 January, 2015.* **CARRIED**

SINKING FUND FORECAST –

In accordance with the Unit Titles (Management) Act 2011, a 10-year Sinking Fund Plan is required for all Bodies Corporate with the first review of the Plan not later than 4 years after the plan is first approved by the Owners Corporation and, after the first review, not later than the end of each 5 year period. Please note that this review has been undertaken and is attached with the original plan.

Budget Debate - Sinking Fund

MOTION 6: *That the proposed Sinking Fund budget of \$67,605.00 (excl. GST) be adopted.* **FAILED**

Note: 1 owner abstained from voting and one owner and one proxy agreed to the motion

Sinking Fund Levy Contribution

MOTION 7: *That the corporation determine a levy equal to the approved budget for the twelve month period, commencing 1 February, 2014, and to be contributed in accordance with the unit entitlements at quarterly intervals, being 1 April, 1 July and 1 October 2014 and 1 January, 2015.* **FAILED**

MOTION 8: *It was resolved that the Owners Corporation approve the reviewed Sinking Fund Forecast.* **CARRIED**

Note: 1 owner did not agreed to the motion

Budget Debate - Sinking Fund Reviewed

MOTION 9: *It was resolved that the proposed Sinking Fund budget of \$385,787.00 (excl. GST) be adopted.* **CARRIED**

Sinking Fund Levy Contribution

MOTION 10: *It was resolved that the corporation determine a levy equal to the approved budget for the twelve month period, commencing 1 February, 2014, and to be contributed in accordance with the unit entitlements at quarterly intervals, being 1 April, 1 July and 1 October 2014 and 1 January, 2015.* **CARRIED**

Note: The meeting agreed to engage two contractors to speed up the process of balcony repairs. The managing agent is to also add unit 90 to the balcony list.

Special Levy Debate

MOTION 11: *That the Owners Corporation agrees to the special levy for \$250,000.00 (excl. GST) to be contributed in accordance with the unit entitlements at quarterly intervals, being 1 April, 1 July and 1 October 2014 and 1 January, 2015.* **FAILED**

Special Levy Debate

MOTION 12: *That the Owners Corporation agrees to the special levy for \$385,000.00 (excl. GST) to be contributed in accordance with the unit entitlements at quarterly intervals, being 1 April, 1 July and 1 October 2014 and 1 January, 2015.* **FAILED**

ELECTION OF COMMITTEE -

MOTION 14: *It was resolved that the Owners Corporation of Units Plan 2179 agree to appoint 3 to 7 Owners to form the Executive Committee until the next Annual General Meeting.* **CARRIED**

Bruce Fuller (Unit 9) – Subject to acceptance

Pam Wilkinson (Unit 19)

Kate Fehon (Unit 28)

Michael Quinn (Unit 37)

Blaz Segavac (Unit 51)

Emily Ryan (Unit 90)

The meeting asked that a copy of all ECM minutes be placed on the notice board in the basement.

Meeting closed at 6.55pm