MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS OF BLUEWATER APARTMENTS STRATA PLAN 62323, HELD ON THURSDAY, 2nd JULY 2024 AT RENDEZVOUS OBSERVATION CITY HOTEL – CULVER ROOM, THE ESPLANADE, SCARBOROUGH WA 6019 AT 6.00 PM.

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1. ATTENDANCE/APOLOGIES/PROXIES:

Present:

R Shakespeare	Lot 1
AJ Perrin	Lot 3
JD Barnett	Lot 4
LM Hale	Lot 6
BD Green	Lot 7
LJ Kennedy	Lot 8
DS Cath	Lot 11
S Turner	Lot 13
GJ Lockyer	Lot 15
RA Giannini	Lot 16
JA Hilton	Lot 23
CM & KP Todd	Lot 25
AR Puchy-Palmos & F Palmos	Lot 27
MJ Robinson	Lot 28
WM Mills	Lot 29
NJ Button	Lot 30
CG Hede	Lot 31
E Logiudice	Representing Logiudice Property Group
J Lyes	Representing Logiudice Property Group

Proxies:

Twinpoint Holdings Pty Ltd	Lot 2	Nominated Chairperson
AJ & S Perrin	Lot 3	Nominated AJ Perrin
R Antunes Scatenzini & PA Meaney	Lot 10	Nominated Chairperson
EK & A Pedlow	Lot 12	Nominated AJ Perrin
Turner Kidz Pty Ltd AFT	Lot 13	Nominated S Turner
GJ & TL Lockyer	Lot 15	Nominated GJ Lockyer
JD Ihaka & KA Hubbard	Lot 20	Nominated Chairperson
M Kanis	Lot 24	Nominated JA Hilton
F Palmos & AR Puchy-Palmos	Lot 27	Nominated F Palmos
MJ Robinson & JJ Cellar	Lot 28	Nominated MJ Robinson
Bluewater Living, Gavin Buckingham	Lot 33	Nominated Chairperson

Apologies :

Nill

Quorum:

A quorum of owners being present, the meeting commenced at 6.00 pm and the following business was conducted.

2. CHAIRPERSON:

It was **resolved** that E Logiudice be appointed as Chairperson for the duration of the meeting.

3. CHAIRMANS REPORT

AJ Perrin presented a summary of the Chairmans Report provided with the AGM Agenda. He thanked the Council for their support during the year and noted the potential impact of upcoming major maintenance and the Edge compensation settlement on Strata cash reserves.

4. STRATA MANAGER ANNUAL REPORT

The meeting reviewed and accepted the Strata Managers Annual Report as presented.

5. MINUTES

The meeting considered the minutes of the Annual General Meeting held on the 13th of July 2023 and on motion **moved** by AR Puchy-Palmos and **seconded** by GJ Lockyer, the meeting resolved to accept the minutes as a true and correct record.

Motion Carried

6. FINANCE

6.1 Financial Statements:

After due consideration of the Statement of Accounts for 1st June 2023 to 31st May 2024, and on motion **moved** by R Shakespeare and **seconded** by AJ Perrin, it was **resolved** that the Statement of Accounts be adopted as presented.

Motion Carried

6.2 Administrative Budget:

The meeting considered the proposed Administrative Fund Budget, on a motion **moved** by GJ Lockyer and **seconded** by CG Hede, it was **resolved** that the proposed expenditure estimates and provisions for the period 1st June 2024 to 31st May 2025 be adopted as the Administrative Fund Budget for that period due and payable 1st September 2024, 1st December 2024, 1st March 2025, 1st June 2025 to raise a total of $262,957.00 plus GST.

Motion Carried

6.3 Reserve Fund Budget:

The meeting considered the proposed Reserve Fund Budget, on motion **moved** by R Shakespeare and **seconded** by GJ Lockyer, it was **resolved** that the proposed expenditure estimates and provisions for the period 1st June 2024 to 31st May 2025 be adopted with the above amendments as the Reserve Fund Budget for that period due and payable 1st September 2024, 1st December 2024, 1st March 2025, 1st June 2025 to raise a total of $20,000.00 plus GST.

Motion Carried

7. SPECIAL BUSINESS

7.1 Election of Council of Owners

The meeting considered the election of Council members, and it was **resolved** that the number for the Council would be six (6). Nominations were received from:

R Shakespeare
AJ Perrin
S Turner
RA Giannini
AR Puchy-Palmos
WM Mills

There being no further nominations, the foregoing were duly elected.

7.2 Appointment of Strata Company Manager

During the meeting, there was a thorough discussion about the contract duration, with consensus that a 36-month term was too lengthy. After deliberation, it was agreed to shorten the term to 12 months. RA Giannini and CG Hede proposed a motion to amend the contract term to 12 months, which was put to a vote. With the majority in favor, the motion was passed.

Motion Carried

7.3 Insurance

Motion on Notice

Meeting resolved that the strata manager is directed to renew the policy when it falls due and –

(c) The Strata Council be directed to arrange a valuation for insurance purposes and to amend the sum insured to the amount of that valuation.

Strata Manager to arrange quotes for insurance valuation to be undertaken and send to the CoO for review once received.

Action – Strata Manager

7.4 By-Law Addition

Motion on Notice

Pursuant to Section 44 (2) of the STAA 2018, the Strata Company resolves by ordinary resolution to add the following Schedule 1 Governance By-Law 19.

The Financial year of the strata company is the period of 12 months ending on 31st May.

The meeting discussed the above motion on notice and on motion **moved** by AR Puchy-Palmos and **seconded** by AJ Perrin, with all in favour it was **resolved** that the following by-law specifying a period of 12 months ending on a different date to June 30 was added as detailed below and taken to be a governance by-law in accordance with Strata Titles (General) Regulations 2019 regulation 175(4).

Schedule 1 Governance By-Law 19:
19. Financial Year
The Financial Year of the Strata Company is the period of 12 months ending 31st May.

8. GENERAL BUSINESS

8.1 Dunes Access

The meeting discussed the proposed Edge Compensation offer for access to Bluewater common property, and the reason for the rescheduling of the EGM called to decide the matter.
It was noted that the EGM was rescheduled due to a request from some Owners for additional information on specific geotechnical conditions, a legal review and further consideration of traffic issues. Some Owners were not happy with the quantum of the offer.
It was resolved that a specific geotechnical report and legal review be obtained and presented to the COO prior to any final decision being made. Structerre is being engaged to provide the specific geotechnical advice and lawyers Mony De Kerloy to review the compensation offer. These are due within the next few weeks. The COO will review these reports before making a final decision.

AJ Perrin explained that resolution of the matter is urgent as the Edge compensation offer would only be available whilst Edge still required access. They are engineering alternative methods that do not require access to our common property and need to implement some form of bracing soon regardless of our decision to grant the sought access.

Some Owners expressed a view that insufficient information to support the recommended acceptance of the request for access had been provided.

8.2 Access to Owners Information

The meeting discussed the option of the Strata Manager requesting consent from all Owners of Bluewater to share their contact information, including email addresses and mobile numbers, with other Owners.

RA Giannini noted that this feature is already available on the Building Link website/App and offered to help with any technical difficulties. Notifications will be enabled for all Owners, who can customize their settings according to their preferences.

8.3 Pool Tiles Faling Off

The meeting discussed the liability for missing tiles in the pool. AJ Perrin explained that the tiles are no longer under warranty so it will be up to the Strata Company to pay for the repairs. The CoO have obtained quotes for this work. It is hoped to schedule this before next summer.

9. CLOSE OF MEETING

There being no further business, the meeting closed at 7.09 pm.

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Approved Budget
to apply from 01/06/2024

Bluewater - S/Plan 62323

Bluewater, 5 Reserve Street, SCARBOROUGH WA 6019

Administrative Fund

	Approved budget	Actual 01/06/2023-31/05/2024	Previous budget
Revenue			
Insurance Claims	0.00	10,853.39	0.00
Insurance Claims--Excess	0.00	5,000.00	0.00
Interest on Arrears--Admin	0.00	754.64	0.00
Levies Due--Admin	262,957.00	245,249.98	249,487.00
Recovery--Debt Recovery Charges	0.00	1,092.60	0.00
Recovery--Electricity	74,000.00	72,391.27	68,600.00
Recovery--Legal Fees	0.00	331.27	0.00
Recovery--Owner	0.00	1,220.00	0.00
Recovery--Remotes,Keys, Postage & Handling	0.00	2,777.75	0.00
Section 110 Certificates--EFT	0.00	1,400.00	0.00
Total revenue	336,957.00	341,070.90	318,087.00
Less expenses			
Admin--Accounting	1,000.00	920.00	1,000.00
Admin--Bank Charges	250.00	225.78	250.00
Admin--Contract Caretaker	10,000.00	4,886.34	5,000.00
Admin--Information/Inspection Fees-Paid	257.00	50.00	257.00
Admin--Legal Fees	15,400.00	1,445.87	10,000.00
Admin--Management Fees--Standard	15,000.00	15,000.00	15,000.00
Admin--Meeting Expenses	300.00	318.18	300.00
Admin--Meter Reading/Invoicing Fees	1,650.00	1,620.00	1,080.00
Admin--Registration/License/Permit Fees	200.00	0.00	200.00
Admin--Section 110 Certificates	0.00	1,400.00	0.00
Admin--Storage & Archive Fees	100.00	100.00	100.00
Admin--Telephone Charges--Lift	1,000.00	1,016.55	1,000.00
Insurance--Excesses/Claims	0.00	5,000.00	0.00
Insurance--Premiums	44,000.00	40,363.64	48,000.00
Maint Bldg--Airconditioning	2,800.00	1,770.00	2,800.00
Maint Bldg--Cleaning	42,000.00	40,650.00	42,000.00
Maint Bldg--Cleaning--Windows/Glass	3,600.00	3,520.00	3,600.00
Maint Bldg--Electrical Repairs	8,000.00	9,981.00	6,000.00
Maint Bldg--Fire Alarm Monitoring	1,800.00	1,710.00	1,800.00
Maint Bldg--Fire Protection	17,000.00	16,169.98	18,000.00
Maint Bldg--General Repairs	35,000.00	29,061.27	35,000.00
Maint Bldg--Gym Equipment	500.00	0.00	500.00
Maint Bldg--Hygiene Services	500.00	550.84	500.00
Maint Bldg--Inspection-Safety System	800.00	0.00	800.00

Maint Bldg--Insurance Repairs	0.00	3,520.45	0.00
Maint Bldg--Lift	11,000.00	10,534.64	12,000.00
Maint Bldg--Miscellaneous Expenses	1,500.00	808.96	1,500.00
Maint Bldg--Plumbing Repairs	8,000.00	8,921.75	8,000.00
Maint Bldg--Remotes, Locks, Keys & Cards	0.00	60.00	0.00
Maint Bldg--Security Doors, Gates & Fences	4,000.00	4,684.29	4,000.00
Maint Bldg--Security Keys	500.00	0.00	500.00
Maint Bldg--Security Monitoring	450.00	1,518.62	450.00
Maint Grounds--Garden Maintenance	2,500.00	1,980.00	2,500.00
Maint Grounds--Pool	10,000.00	10,398.58	10,000.00
Maint Grounds--Reticulation	0.00	420.00	0.00
Staff--Contract Caretaker-Relief	3,000.00	0.00	3,000.00
Utility--Electricity	85,000.00	84,261.32	74,600.00
Utility--Rubbish Removal	1,500.00	1,378.31	1,500.00
Utility--Water Consumption	8,000.00	7,844.21	6,500.00
Utility--Water Corp Annual Service Charge	350.00	329.04	350.00
Total expenses	336,957.00	312,419.62	318,087.00
Surplus/Deficit	0.00	28,651.28	0.00
Opening balance	48,467.71	19,816.43	19,816.43
Closing balance	$48,467.71	$48,467.71	$19,816.43
Total units of entitlement	1000		1000
Levy contribution per unit entitlement	$289.25		$274.44
Budgeted standard levy revenue	262,957.00		249,487.00
Add GST	26,295.70		24,948.70
Amount to raise in levies including GST	$289,252.70		$274,435.70

Reserve Fund

	Approved budget	Actual 01/06/2023-31/05/2024	Previous budget
Revenue			
Interest on Arrears--Reserve	0.00	65.95	0.00
Interest on Investments--Reserve	4,000.00	3,092.28	3,000.00
Levies Due--Reserve	20,000.00	20,000.00	20,000.00
Total revenue	24,000.00	23,158.23	23,000.00
Less expenses			
Admin--Income Tax--Reserve	500.00	430.50	0.00
Maint Bldg--General Repairs	100,000.00	14,172.20	10,000.00
Special Projects--Gym Equipment	5,000.00	0.00	5,000.00
Total expenses	105,500.00	14,602.70	15,000.00
Surplus/Deficit	(81,500.00)	8,555.53	8,000.00
Opening balance	147,878.60	139,323.07	139,323.07
Closing balance	$66,378.60	$147,878.60	$147,323.07
Total units of entitlement	1000		1000
Levy contribution per unit entitlement	$22.00		$22.00
Budgeted standard levy revenue	20,000.00		20,000.00
Add GST	2,000.00		2,000.00
Amount to raise in levies including GST	$22,000.00		$22,000.00

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Approved Levy Schedule to apply from 01/06/2024

Bluewater - S/Plan 62323

Bluewater, 5 Reserve Street, SCARBOROUGH WA 6019

Quarterly levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Reserve Fund	Quarterly Total	Annual Total
1	1	27.00	1,952.50	148.50	2,101.00	8,404.00
2	2	15.00	1,084.70	82.50	1,167.20	4,668.80
3	3	22.00	1,590.90	121.00	1,711.90	6,847.60
4	4	16.00	1,157.05	88.00	1,245.05	4,980.20
5	5	24.00	1,735.55	132.00	1,867.55	7,470.20
6	6	16.00	1,157.05	88.00	1,245.05	4,980.20
7	7	24.00	1,735.55	132.00	1,867.55	7,470.20
8	8	26.00	1,880.15	143.00	2,023.15	8,092.60
9	9	26.00	1,880.15	143.00	2,023.15	8,092.60
10	10	18.00	1,301.65	99.00	1,400.65	5,602.60
11	11	24.00	1,735.55	132.00	1,867.55	7,470.20
12	12	26.00	1,880.15	143.00	2,023.15	8,092.60
13	13	34.00	2,458.65	187.00	2,645.65	10,582.60
14	14	32.00	2,314.05	176.00	2,490.05	9,960.20
15	15	34.00	2,458.65	187.00	2,645.65	10,582.60
16	16	36.00	2,603.30	198.00	2,801.30	11,205.20
17	17	49.00	3,543.35	269.50	3,812.85	15,251.40
18	18	47.00	3,398.75	258.50	3,657.25	14,629.00
19	19	18.00	1,301.65	99.00	1,400.65	5,602.60
20	20	22.00	1,590.90	121.00	1,711.90	6,847.60
21	21	16.00	1,157.05	88.00	1,245.05	4,980.20
22	22	26.00	1,880.15	143.00	2,023.15	8,092.60
23	23	26.00	1,880.15	143.00	2,023.15	8,092.60
24	24	24.00	1,735.55	132.00	1,867.55	7,470.20
25	25	16.00	1,157.05	88.00	1,245.05	4,980.20
26	26	28.00	2,024.80	154.00	2,178.80	8,715.20
27	27	26.00	1,880.15	143.00	2,023.15	8,092.60
28	28	24.00	1,735.55	132.00	1,867.55	7,470.20
29	29	18.00	1,301.65	99.00	1,400.65	5,602.60
30	30	28.00	2,024.80	154.00	2,178.80	8,715.20
31	31	32.00	2,314.05	176.00	2,490.05	9,960.20
32	32	34.00	2,458.65	187.00	2,645.65	10,582.60
33	33	36.00	2,603.30	198.00	2,801.30	11,205.20
34	34	34.00	2,458.65	187.00	2,645.65	10,582.60
35	35	47.00	3,398.75	258.50	3,657.25	14,629.00

36	36	49.00	3,543.35	269.50	3,812.85	15,251.40
		1,000.00	**$72,313.90**	**$5,500.00**	**$77,813.90**	**$311,255.60**