MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS OF BLUEWATER APARTMENTS STRATA PLAN 62323, HELD ON THURSDAY, 31st JULY 2025 AT BLUEWATER LOBBY – 5 RESERVE STREET, SCARBOROUGH WA 6019 AT 5.30 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
CH & MR Antulov	Lot 9
PA Meaney & R Antunes Scartenzini	Lot 10
S Turner	Lot 13
RA Giannini	Lot 16
GJ Williams	Lot 17
RL Fotios	Lot 18
JL Jones	Lot 21
JA Hilton	Lot 23
AR Puchy-Palmos & F Palmos	Lot 27
WM Mills	Lot 29
CG Hede	Lot 31
JM Davis	Lot 33
E Logiudice	Representing Logiudice Property Group
J Ramsay	Representing Logiudice Property Group

Proxies:

AJ & S Perrin	Lot 3	Nominated AJ Perrin
LM Hale	Lot 6	Nominated Chairperson
R Antunes Scatenzini & PA Meaney	Lot 10	Nominated PA Meaney
EK & A Pedlow	Lot 12	Nominated AJ Perrin
Turner Kidz Pty Ltd AFT	Lot 13	Nominated S Turner
GJ & TL Lockyer	Lot 15	Nominated RA Giannini
M Kanis	Lot 24	Nominated JA Hilton
F Palmos & AR Puchy-Palmos	Lot 27	Nominated F Palmos

Apologies :

Nil

Quorum:

A quorum of owners being present, the meeting commenced at 5.48 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. CHAIRPERSONS REPORT

S Turner presented the Chairperson's Report (attached).

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 2nd of July 2024 and on motion **moved** by AR Puchy-Palmos and **seconded** by R Shakespeare, 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 2024 to 31st May 2025, and on motion **moved** by AR Puchy-Palmos and **seconded** by S Turner, 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 WM Mills and **seconded** by MR Antulov, it was **resolved** that the proposed expenditure estimates and provisions for the period 1st June 2025 to 31st May 2026 be adopted as the Administrative Fund Budget for that period due and payable 1st September 2025, 1st December 2025, 1st March 2026, 1st June 2026 to raise a total of $267,932.50 GST inclusive.

Motion Carried

6.3 Reserve Fund Budget:

The meeting considered the proposed Reserve Fund Budget, on motion **moved** by CG Hede and **seconded** by WM Mills, it was **resolved** that the proposed expenditure estimates and provisions for the period 1st June 2025 to 31st May 2026 be adopted with the above amendments as the Reserve Fund Budget for that period due and payable 1st September 2025, 1st December 2025, 1st March 2026, 1st June 2026 to raise a total of $88,000.00 GST inclusive.

Motion Carried

6.4 Present BCI 10 Year plan along with 10-year projections

RA Giannini presented the BCI 10-Year Maintenance Plan along with the corresponding 10-year financial projections. The presentation outlined projected increases to the reserve fund over the next decade to meet anticipated maintenance requirements. The full spreadsheet is available for owners to view on the Building Link Owners Portal. Of particular note is the allowance for failure of waterproofing under the travertine on the pool deck area. Competitive quotes are being obtained to rectify this problem before major damage to the underlying slab occurs. Owners will be notified if these quotes exceed current budget estimates.

7. 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 seven (7). Nominations were received from:

R Shakespeare	Lot 1
AJ Perrin	Lot 3
S Turner	Lot 13
RA Giannini	Lot 16
RL Fotios	Lot18
WM Mills	Lot 29
JM Davis	Lot 33

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

8. APPOINTMENT OF STRATA COMPANY MANAGER

Motion on Notice

The meeting resolved by ordinary resolution that the Strata Company be directed to re-appoint Logiudice Property Group as strata company managers for the following 6 months (fixed price) in accordance with the budgeted fees, and a member of the Strata Council be authorised to sign the agreement on behalf of the strata company.

Motion Carried

9. INSURANCE

Motion on Notice

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

(a) At the current level of building sum insured;

8. SPECIAL BUSINESS

8.1 Edge Access/ Compensation

The Meeting was advised that Edge has recommenced negotiation to access our property to anchor their basement walls during construction. As noted previously, Edge have recently reached agreement with 1 Reserve St (and all other adjoining property owners) on access/compensation. S Turner provided a summary of the phone call from Edge, received just prior to the Meeting. She requested they put their revised proposal in writing.

The meeting then briefly canvassed the issues to be considered as part of an agreement for access/compensation. The Council of Owners will continue to manage negotiations with Edge on behalf of all Owners with the aim to maximise compensation for risk and loss of amenity during construction. Owners to be advised of progress.

Action - COO

8.2 Cleaning of Lifts

A concern regarding the cleanliness of the south lift was raised. It was noted that, with the recent resurfacing of the travertine in the lobby and lift will improve appearance and residual marks easier to identify making cleaning more effective.

The condition of the lift will continue to be monitored.

Owners are also reminded that maintaining the cleanliness and presentation of the building is a shared responsibility — not solely that of the cleaner — and everyone is expected to do their part in keeping the common areas clean and tidy.

9. CLOSE OF MEETING

There being no further business, the meeting closed at 7.03 pm.

Annual General Meeting – Address from the Chair

Presenter: Sue Turner
Date: 30/07/25

Good evening, everyone,
Thank you for attending our Annual General Meeting.

Firstly, I'd like to extend my sincere appreciation to my fellow councillors – Rob, Alison, Billie, Rita, and Tony – for their tireless work and dedication over the past year. Your efforts have been vital during what has been a busy and, at times, challenging period, and I'm truly grateful for the commitment each of you has shown.

I would also like to acknowledge the work of the Logiudice team, Eleanor and Jeanette.

This year has presented ongoing challenges for our building—challenges that have required a high level of coordination and responsiveness. It's fair to say that the collaboration between the COO and Logiudice has, at times, been out of sync, resulting in delays in key outcomes. However, I do believe this has improved in recent months.

As this was my first year on the Council, I've gained a deep appreciation for the considerable work involved in managing a complex of this size. It's important to remember that everything is managed by fellow **owners**—not external staff, but people who live here—volunteering their time, energy, and expertise without compensation. Their commitment stems from a shared goal: to maintain and enhance the high standards of our community.

Shared Responsibility

Given that our building is now 12 years old and exposed to harsh coastal conditions, we are increasingly facing extraordinary maintenance challenges that go far beyond routine upkeep. On top of this, we continue to navigate the uncertainty and potential disruption of a major nearby construction project. Whether it proceeds or not, this development will continue to present complications over the coming years.

These two factors mean that being on the Council now involves more than overseeing everyday maintenance—it requires navigating complex legal, financial, and long-term strategic issues.

My concern is that if we continue into another year with only a small group managing these responsibilities, those few individuals will face burnout, and the decision-making burden will become unsustainable. We are 36 owners, and it is essential that we all take some level of responsibility—whether that means stepping onto the Council, offering help with specific projects, or simply staying informed and involved. The long-

term health of our building relies on shared ownership—not just of property, but of the responsibilities that come with it.

Understandably, not everyone can commit to a full-time role on the Council—and that's perfectly okay. But we do ask that you reconsider what you *can* offer. Often, it's not about holding a seat on the Council, but about helping with a particular project that aligns with your interests or skills.

Through BuildingLink, you can access our meeting minutes and see what initiatives are underway. You might discover something you care about—something where your experience or even just a few hours of your time could make a real difference. Progress doesn't require a major commitment from everyone—just small, meaningful contributions from many.

Key Initiatives in 2024

Improved Communication
One of our key priorities this year was to improve communication and transparency across the community. To support this, we:

- Introduced monthly Council meetings with minutes shared via BuildingLink
- Launched an owners-only WhatsApp group for open discussion
- Hosted several informal owners' meetings to provide updates and hear feedback directly

Thank you to everyone who engaged with these initiatives.

Major Updates

Edge Development

Negotiations with Edge regarding temporary anchoring into our building led to a significantly improved compensation package—rising from an initial offer of $80,000 to $180,000. The agreement also includes:

- Monthly dust, noise, and vibration monitoring
- Private waste collection services
- An annual $20,000 cleaning allowance
- Reimbursement for driveway and pillar lighting
- Reinstatement of the West Coast Highway easement and pedestrian path upon completion

While monthly reports were initially provided, these became less frequent over time.

In early 2025, we were informed of internal issues between Edge and their contractor, Roberts. Subsequently, we learned that Edge intended to amend both their anchoring and basement plans. Edge then approached 1 and 5 Reserve Street with a request to sign a new BA20 supporting their revised plans.

The Council sought detailed geotechnical and legal advice before considering any new proposal. Our ongoing priorities remain:

- Minimising risk to our property
- Ensuring adequate compensation for any works
- Fully understanding the legal and structural implications

We have submitted our conditions before even considering signing a revised BA20 and are currently awaiting a formal response from Edge. Should a revised proposal be submitted, it will be presented to all owners at an EGM for a vote.

For context, 1 Reserve Street has accepted the following from Edge:

- $100,000 payment on 31 August 2025
- $150,000 payment upon completion of anchoring works (approx. October 2025)
- $290,000 payment once funding for main works is secured (approx. December 2025)

Umbrella Update

After repeated attempts to contact Taskers regarding the umbrella installation, we have taken legal action to recover the deposit paid. A letter of demand has been issued, and the matter is proceeding through appropriate legal channels.

Maintenance Highlights

- **Garage Cleaning:** Regular high-pressure cleaning (funded through Edge compensation)
- **Lighting & Security:** New lighting and security cameras installed on the access driveway
- **Plumbing:** Taps installed on all service tower levels to assist with cleaning
- **Garden Maintenance:** Verge upgrade options under review, to be presented to owners
- **Pool Area:** Lighting upgrades completed; long-term tiling and leak solutions being explored
- **Travertine Sealing:** Resealing complete, with lift areas scheduled overnight
- **Full Fibre Upgrade:** Installation complete; service to go live shortly
- **Rope Access Repairs:** Concrete cracks, rust, and water ingress being addressed

- **Lobby & Mailroom Repairs:** Water damage under review; replastering planned after monitoring period ends

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Farewell and Special Acknowledgement

A special mention must go to **Alison and Frank**, who are leaving our community after 12 years.

You have both been such valued members of our building, and your presence will be deeply missed by us all.

Alison, your commitment and hard work on the Council over the years have made a lasting impact—your thoughtful approach, attention to detail, and calm voice in discussions have been truly appreciated. You've helped guide us through many important decisions and have always had the best interests of the community at heart.

And **Frank**—what can we say? You have a true gift for storytelling, and your tales—especially your rich stories and insights about Indonesia—have captivated many of us. Your history lessons, humour, and genuine interest in others brought a unique and personal touch to our shared spaces. Your warmth, kindness, and friendly presence have helped make this building feel like a real home.

We wish you both the very best for your next chapter, and on behalf of the entire community, thank you for everything you've contributed. You leave behind a legacy of involvement, care, and connection, and you will always be part of this building's story.

Closing

While challenges remain, I want to acknowledge the meaningful progress we've made and the professionalism, dedication, and teamwork shown by this Council. I would like to once again thank each councillor for your time and commitment, and to all owners who have supported and engaged with us this year. Your involvement is not only valued—it is vital.

I look forward to another productive and collaborative year ahead.

Thank you.
Sue Turner

LOGIUDICE PROPERTY GROUP
LICENSED REAL ESTATE AND BUSINESS AGENT

Logiudice Property Group TC68291
2/8 Preston Street, COMO WA 6152
Phone: (08) 9368 5888
Fax: (08) 9368 5800
ABN 14 167 647 618
accounts@lpg.com.au

Approved Budget
to apply from 01/06/2025

Bluewater - S/Plan 62323

Bluewater, 5 Reserve Street, SCARBOROUGH WA 6019

Administrative Fund

	Approved budget	Actual 01/06/2024-31/05/2025	Previous budget
Revenue			
Interest on Arrears--Admin	0.00	3,411.29	0.00
Levies Due--Admin	243,575.00	259,592.06	262,957.00
Recoveries	0.00	300.00	0.00
Recovery--Electricity	100,750.00	77,141.92	74,000.00
Recovery--Owner	22,000.00	183,886.36	0.00
Recovery--Remotes,Keys, Postage & Handling	0.00	596.83	0.00
Section 110 Certificates--EFT	0.00	1,120.00	0.00
Total revenue	366,325.00	526,048.46	336,957.00
Less expenses			
Admin--Accounting	1,000.00	920.00	1,000.00
Admin--Bank Charges	250.00	175.44	250.00
Admin--Contract Caretaker	12,000.00	7,500.00	10,000.00
Admin--Information/Inspection Fees-Paid	275.00	0.00	257.00
Admin--Legal Fees	10,000.00	9,533.47	15,400.00
Admin--Management Fees--Standard	15,000.00	15,000.00	15,000.00
Admin--Meeting Expenses	300.00	0.00	300.00
Admin--Meter Reading/Invoicing Fees	1,950.00	1,764.00	1,650.00
Admin--Registration/License/Permit Fees	200.00	0.00	200.00
Admin--Section 110 Certificates	0.00	1,120.00	0.00
Admin--Storage & Archive Fees	150.00	120.00	100.00
Admin--Telephone Charges--Lift	1,200.00	1,117.62	1,000.00
Insurance--Premiums	50,000.00	58,390.61	44,000.00
Maint Bldg--Airconditioning	2,800.00	3,875.00	2,800.00
Maint Bldg--Cleaning	42,000.00	40,949.55	42,000.00
Maint Bldg--Cleaning--Windows/Glass	3,600.00	3,520.00	3,600.00
Maint Bldg--Electrical Repairs	7,000.00	8,266.55	8,000.00
Maint Bldg--Fire Alarm Monitoring	1,800.00	1,710.00	1,800.00
Maint Bldg--Fire Alarm Response	0.00	1,337.00	0.00
Maint Bldg--Fire Protection	18,000.00	18,678.07	17,000.00
Maint Bldg--General Repairs	45,000.00	22,285.58	35,000.00
Maint Bldg--Gym Equipment	500.00	0.00	500.00
Maint Bldg--Hygiene Services	600.00	577.83	500.00
Maint Bldg--Inspection-Safety System	800.00	821.00	800.00
Maint Bldg--Lift	14,000.00	16,268.00	11,000.00
Maint Bldg--Miscellaneous Expenses	1,500.00	1,375.68	1,500.00
Maint Bldg--Plumbing Repairs	8,000.00	10,031.21	8,000.00

Maint Bldg--Remotes, Locks, Keys & Cards	0.00	4,665.00	0.00
Maint Bldg--Security Doors, Gates & Fences	2,500.00	2,789.28	4,000.00
Maint Bldg--Security Keys	500.00	0.00	500.00
Maint Bldg--Security Monitoring	850.00	876.59	450.00
Maint Grounds--Garden Maintenance	2,500.00	1,620.00	2,500.00
Maint Grounds--Pool	10,000.00	11,931.90	10,000.00
Staff--Contract Caretaker-Relief	3,000.00	0.00	3,000.00
Transfer to Reserve Fund	0.00	180,000.00	0.00
Utility--Electricity	98,950.00	113,449.88	85,000.00
Utility--Rubbish Removal	1,500.00	1,450.56	1,500.00
Utility--Water Consumption	8,000.00	7,558.05	8,000.00
Utility--Water Corp Annual Service Charge	600.00	523.65	350.00
Total expenses	366,325.00	550,201.52	336,957.00
Surplus/Deficit	0.00	(24,153.06)	0.00
Opening balance	24,314.65	48,467.71	48,467.71
Closing balance	$24,314.65	$24,314.65	$48,467.71
Total units of entitlement	1000		1000
Levy contribution per unit entitlement	$267.93		$289.25
Budgeted standard levy revenue	243,575.00		262,957.00
Add GST	24,357.50		26,295.70
Amount to raise in levies including GST	$267,932.50		$289,252.70

Reserve Fund

	Approved budget	Actual 01/06/2024-31/05/2025	Previous budget
Revenue			
Interest on Arrears--Reserve	0.00	294.16	0.00
Interest on Investments--Reserve	4,000.00	4,547.78	4,000.00
Levies Due--Reserve	80,000.00	20,000.00	20,000.00
Transfer from Admin Fund	0.00	180,000.00	0.00
Total revenue	84,000.00	204,841.94	24,000.00
Less expenses			
Admin--Income Tax--Reserve	500.00	462.00	500.00
Maint Bldg--General Repairs	150,000.00	102,484.45	100,000.00
Special Projects--Gym Equipment	0.00	0.00	5,000.00
Total expenses	150,500.00	102,946.45	105,500.00
Surplus/Deficit	(66,500.00)	101,895.49	(81,500.00)
Opening balance	249,774.09	147,878.60	147,878.60
Closing balance	$183,274.09	$249,774.09	$66,378.60
Total units of entitlement	1000		1000
Levy contribution per unit entitlement	$88.00		$22.00
Budgeted standard levy revenue	80,000.00		20,000.00
Add GST	8,000.00		2,000.00
Amount to raise in levies including GST	$88,000.00		$22,000.00

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Approved Levy Schedule to apply from 01/06/2025

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	1,808.55	594.00	2,402.55	9,610.20
2	2	15.00	1,004.75	330.00	1,334.75	5,339.00
3	3	22.00	1,473.65	484.00	1,957.65	7,830.60
4	4	16.00	1,071.75	352.00	1,423.75	5,695.00
5	5	24.00	1,607.60	528.00	2,135.60	8,542.40
6	6	16.00	1,071.75	352.00	1,423.75	5,695.00
7	7	24.00	1,607.60	528.00	2,135.60	8,542.40
8	8	26.00	1,741.60	572.00	2,313.60	9,254.40
9	9	26.00	1,741.60	572.00	2,313.60	9,254.40
10	10	18.00	1,205.70	396.00	1,601.70	6,406.80
11	11	24.00	1,607.60	528.00	2,135.60	8,542.40
12	12	26.00	1,741.60	572.00	2,313.60	9,254.40
13	13	34.00	2,277.45	748.00	3,025.45	12,101.80
14	14	32.00	2,143.50	704.00	2,847.50	11,390.00
15	15	34.00	2,277.45	748.00	3,025.45	12,101.80
16	16	36.00	2,411.40	792.00	3,203.40	12,813.60
17	17	49.00	3,282.20	1,078.00	4,360.20	17,440.80
18	18	47.00	3,148.25	1,034.00	4,182.25	16,729.00
19	19	18.00	1,205.70	396.00	1,601.70	6,406.80
20	20	22.00	1,473.65	484.00	1,957.65	7,830.60
21	21	16.00	1,071.75	352.00	1,423.75	5,695.00
22	22	26.00	1,741.60	572.00	2,313.60	9,254.40
23	23	26.00	1,741.60	572.00	2,313.60	9,254.40
24	24	24.00	1,607.60	528.00	2,135.60	8,542.40
25	25	16.00	1,071.75	352.00	1,423.75	5,695.00
26	26	28.00	1,875.55	616.00	2,491.55	9,966.20
27	27	26.00	1,741.60	572.00	2,313.60	9,254.40
28	28	24.00	1,607.60	528.00	2,135.60	8,542.40
29	29	18.00	1,205.70	396.00	1,601.70	6,406.80
30	30	28.00	1,875.55	616.00	2,491.55	9,966.20
31	31	32.00	2,143.50	704.00	2,847.50	11,390.00
32	32	34.00	2,277.45	748.00	3,025.45	12,101.80
33	33	36.00	2,411.40	792.00	3,203.40	12,813.60
34	34	34.00	2,277.45	748.00	3,025.45	12,101.80
35	35	47.00	3,148.25	1,034.00	4,182.25	16,729.00

36	36	49.00	3,282.20	1,078.00	4,360.20	17,440.80
		1,000.00	**$66,983.90**	**$22,000.00**	**$88,983.90**	**$355,935.60**