



Ordinary Council Meeting 24/08/21

Item 12.1 refers

Attachment 3

Minutes of the Owners of Tribeca East Annual General Meeting

Creating opportunities



The Owners of Tribeca East
 Strata Plan 69829
 9 Hawksburn Rd
 RIVERVALE WA 6103

**THE MINUTES OF THE ANNUAL GENERAL MEETING
 OF THE OWNERS OF TRIBECA EAST
 HELD AT TRIBECA EAST SOHO ROOM
 9 HAWKSBURN ROAD RIVERVALE WA 6103
 ON MONDAY 20th JULY 2020 AT 5:30PM**

1. Attendance and apologies

Attendance

Adam Cook & Rebecca Newton	Lot 3
Alice Tangney	Lot 6
Eric & Hazel Sinclair	Lot 11
Denis Flinn	Lot 13
Timothy D'Souza & Michelle Valentino	Lot 30
Shreyas Vijaya (Vijay) Kumar	Lot 39
Meera Raparelia	Lot 45
Stuart Castledine	Lot 50
Ken & Pattiya Pennycuik	Lot 51
David Niquet	Lot 53
Jose Borges Veloso	Lot 57
Jolyn Lim	Lot 58
Jesslyn Lim	Lot 59
Brian Cook & Jacqueline Paetz	Lot 60
Christina & Herminio Reyes	Lot 72
Eric Long	Lot 73
Merisha Ansell	Lot 74
Katherine Herne	Lot 75
Patricia Campbell	Lot 83
Claudie Di Toro	Lot 84
Michelle Hill	Lot 85
Chad Toquero	Lot 15, 16, 17, 18, 22, 23, 31, 32, 40, 47, 56, 76

Apologies

Aagam Pabari	Lot 25
Mukti Buyani	Lot 35

By Invitation

Zayla Storry representing Blackburne.

2. Verification of proxies

Owner	Lot No.	Nominee
A & R Newton	Lot 3	Rebecca Newton
A Tangney	Lot 6	Alice Tangney
J & L Tavlian	Lot 7	Denis Flinn

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S Ung	Lot 9	Blackburne Strata Manager
J & L Tavlian	Lot 10	Denis Flinn
E & H Sinclair	Lot 11	Hazel Sinclair
M Kerr	Lot 12	Denis Flinn
D Flinn	Lot 13	Denis Flinn
Statesman Homes Pty Ltd	Lot 15	Chad Toquero
Statesman Homes Pty Ltd	Lot 16	Chad Toquero
Statesman Homes Pty Ltd	Lot 17	Chad Toquero
Statesman Homes Pty Ltd	Lot 18	Chad Toquero
W & S McMillan	Lot 20	Blackburne Strata Manager
Statesman Homes Pty Ltd	Lot 22	Chad Toquero
Statesman Homes Pty Ltd	Lot 23	Chad Toquero
J & S Fagan	Lot 27	Chairman of the Meeting
M & S Dunbar	Lot 29	Blackburne Strata Manager
T D'Souza	Lot 30	Timothy D'Souza
Statesman Homes Pty Ltd	Lot 31	Chad Toquero
Statesman Homes Pty Ltd	Lot 32	Chad Toquero
F Ung	Lot 33	Blackburne Strata Manager
C & M Atkins	Lot 36	Blackburne Strata Manager
M Detrich	Lot 37	Blackburne Strata Manager
R & S Delix	Lot 38	Blackburne Strata Manager
S Kumar	Lot 39	Shreyas Vijaya (Vijay) Kumar
Statesman Homes Pty Ltd	Lot 40	Chad Toquero
J & L Tavlian	Lot 42	Denis Flinn
B Davis	Lot 43	Blackburne Strata Manager
B Davis	Lot 44	Blackburne Strata Manager
M Raparelia	Lot 45	Meera Raparelia
Statesman Homes Pty Ltd	Lot 47	Chad Toquero
S Castledine	Lot 50	Stuart Castledine
K & P Pennycuick	Lot 51	Pattiya Pennycuick
D Niquet	Lot 53	David Niquet
Statesman Homes Pty Ltd	Lot 56	Chad Toquero
J Borges Veloso	Lot 57	Jose Borges Veloso
J Lim	Lot 58	Jolyn Lim
J Lim	Lot 59	Jesslyn Lim
B Cook & J Paetz	Lot 60	Brian Cook
S Yun	Lot 68	Blackburne Strata Manager
N Haslam	Lot 70	Blackburne Strata Manager
S Alkaff	Lot 71	Blackburne Strata Manager
C & H Reyes	Lot 72	Herminio Reyes
E Long	Lot 73	Eric Long
M Ansell	Lot 74	Merisha Ansell
K Herne	Lot 75	Katherine Herne
Statesman Homes Pty Ltd	Lot 76	Chad Toquero
P Campbell	Lot 83	Patricia Campbell
C Di Toro	Lot 84	Claudia Di Toro
M & C Hill	Lot 85	Michelle Hill

3. Establishing a quorum

The Strata Manager presented the attendance and proxy register to calculate whether a quorum was present.

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It was resolved that a quorum was present and that the meeting may proceed to business.

4. **Appointment of Chairman**

Zayla Storry was appointed to act as Chairman of the strata company for the purposes of the meeting.

The Chairman then declared the meeting open and nominated the time that the meeting commenced as 5.32pm.

5. **Adoption of Standing Orders for the Conduct of Meeting**

A copy of the Standing Orders is attached to this notice.

It was resolved on motion that the standing orders be received.

6. **Confirmation of Minutes**

It was resolved on a motion moved by Lot 53 and seconded by Lot 21 that the minutes of the Annual General Meeting held 30th April 2019 be confirmed as a true record.

7. **Statutory Business**

7.1. **Statement of Accounts**

It was resolved on a motion moved by Lot 9 and seconded by Lot 30 that the financial statements for the period 1st April 2019 to 31st March 2020 showing as attached be accepted.

7.2. **Election of Council**

7.2.1. **Accept Council of Owners Code of Conduct**

It was resolved on a motion moved by Lot 9 and seconded by Lot 13 that the incoming Council adopt the Council of Owners Code of Conduct.

7.2.2. **Number of Council Members**

It was resolved on a motion moved by Lot 9 and seconded by Lot 13 consists of 7 proprietors.

7.2.3. **Council Election**

The following nominations were received:

Denis Flinn	Lot 13
Statesman Homes Pty Ltd (represented by Chad Toquiero)	Lot 15
Vijay Kumar	Lot 39
Stuart Castledine	Lot 50
Ken Pennycuick	Lot 51
David Niquet	Lot 53
Brian Cook	Lot 60

There being no further nominations, the Chairman declared those nominated duly elected.

The meeting gave a vote of thanks to the Council of Owners for their hard work & volunteer time put into the scheme over the last 12 months.

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7.2.4. Vacant Council Positions

It was resolved on a motion moved by Lot 51 and seconded by Lot 60 that the Council of Owners has the authority to appoint a new councillor when positions were not filled at the AGM or following a councillor's retirement from the council.

8. Special Business

8.1. Insurance

8.1.1. Building Sum Insured

It was resolved on a motion moved by Lot 51 and seconded by Lot 60 that the Council of Owners be directed to renew the insurance policy prior to its expiry date in such sums that suggested by the insurers or are as recommended by qualified professional advisors.

Note: The current insurance policy excess is \$2,500.00.

8.2. Other Business

8.2.1. Debt Collection Procedure

It was resolved on a motion moved by Lot 5 and seconded by Lot 19 that the Debt Collection Procedure as attached be accepted.

8.2.2. Debt Collection Costs

It was resolved on a motion moved by Lot 50 and seconded by Lot 53 that all costs associated with debt recovery from a proprietor (including strata management fees) will be on-charged to the relevant lot.

8.2.3. Discussion Items Submitted by the Council of Owners:

- a) Additional security cameras have been added above the letterboxes and the carpark. The Council of Owners may consider installing more security cameras in the visitor's car park.
- b) The Council of Owners considered planting a Vegetable Garden however its been determined there is not sufficient space in the garden.

8.2.4. 10 Year Maintenance Plan

It was resolved on a motion moved by Lot 51 and seconded by Lot 9 that the 10 Year maintenance plan be received.

8.2.5. General Business:

The following items were referred to the Council of Owners for further consideration.

- a) The Council of Owners review the Facebook posts once a day. If there is an urgent post to be added residents are requested to send a private message to the administrators.
- b) The Council of Owners will pursue the installation of the visitor's car park gate install with the City of Belmont and determine if it would be a valuable option to install the gate.

8.3. Budget

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The following relates to the financial period 01/04/2020 to 31/03/2021. All figures are exclusive of GST.

Administration Fund

8.3.1. Budget for Expenditure

It was resolved on a motion moved by Lot 9 and seconded by Lot 51 that the budget for expenditure totalling \$223,250.00 as attached be adopted.

8.3.2. Determination of Levy Contributions

It was resolved on a motion moved by Lot 9 and seconded by Lot 51 that the levy contributions are to total the amount of \$206,680.00, to be payable quarterly in advance in the amounts and on the dates outlined as follows:

\$5.167	per unit entitlement due	1 st May 2020; (already issued)
\$5.167	per unit entitlement due	1 st August 2020; (already issued)
\$5.167	per unit entitlement due	1 st November 2020;
\$5.167	per unit entitlement due	1 st February 2021;

And, that a further contribution of \$5.167 per unit entitlement to be payable 1st May 2021, and to be continued on a quarterly basis until otherwise determined by the strata company at a general meeting.

Note: You can calculate your quarterly contributions by multiplying the above figures by your allocated unit entitlement.

Reserve Fund

8.3.3. Determination of Levy Contributions

It was resolved on a motion moved by Lot 51 and seconded by Lot 9 that the levy contributions are to total the amount of \$25,000.00, to be payable quarterly in advance in the amounts and on the dates outlined as follows:

\$0.625	per unit entitlement due	1 st May 2020; (already issued)
\$0.625	per unit entitlement due	1 st August 2020; (already issued)
\$0.625	per unit entitlement due	1 st November 2020;
\$0.625	per unit entitlement due	1 st February 2021;

And, that a further contribution of \$0.625 per unit entitlement to be payable 1st May 2021, and to be continued on a quarterly basis until otherwise determined by the strata company at a general meeting.

Note: You can calculate your quarterly contributions by multiplying the above figures by your allocated unit entitlement.

8.3.4. Investment of Surplus Funds

It was resolved on a motion moved by Lot 51 and seconded by Lot 9 that the Council be authorised to invest funds which it considers to be surplus to immediate requirements, in an interest-bearing investment account with an authorised deposit-taking institution, as defined in section 5 of the Banking Act 1959 (Cwth), for such term as the Council thinks fit.

9. Close of Meeting.

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There being no further business the Chairman declared the meeting closed at 6:08pm

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