

The Owners of Baynton Apartments Strata Scheme 64552

MINUTES OF THE ANNUAL GENERAL MEETING

**HELD BY RICHARDSON STRATA MANAGEMENT SERVICES VIA ZOOM ON
TUESDAY 6th MAY 2025 AT 10:30 AM**

Present:

Ms L Stewart (ZOOM)
N Hardie (ZOOM)

Proxies:

Mr D Speak	(Lot 1, 23)	In favour of Ms L Stewart
Minderoo Pty Ltd	(Lots 3, 5, 9, 11, 13, 14, 17, 19, 21, 26, 30, 34, 35, 36, 41, 42, 43, 45, 46, 48, 52, 53, 58, 59, 60, 61, 65, 66, 69, 70, 71, 72, 74, 82)	In favour of Ms N Hardie
Goh Pharmacy Pty Ltd, Speak No 2 Pty Ltd & Laura Stewart	(Lot 7)	In favour of Ms L Stewart
Mr K Brotherson	(Lot 22, 55)	In favour of Ms L Stewart
Property Syndicate WA Pty Ltd	(Lot 29)	In favour of Ms L Stewart
Mr C Goodhill & Ms M Elizabeth	(Lot 49)	In favour of the Chairperson
Millside Investments Pty Ltd	(Lot 62)	In favour of Ms L Stewart
Brotherson No 2 Pty Ltd & Goh Pharmacy Pty Ltd	(Lot 64)	In favour of Ms L Stewart
Luke Dillon & Laura Stewart & Teo Pharmacy P/L	(Lot 75)	In favour of Ms L Stewart
Property Syndicate WA Pty Ltd	(Lot 76, 79)	In favour of Ms L Stewart

Apologies:

Nil

In Attendance:

Marianne Williamson representing Richardson Strata Management Services

PRELIMINARY MATTERS

1. Appointment of Chairperson for the Meeting

It was moved by Ms L Stewart and seconded by Ms N Hardie that Marianne Williamson be authorised to act as Chairperson of the Strata Company for the purposes of the meeting.

Lots in favour: 1, 3, 5, 7, 9, 11, 13, 14, 17, 19, 21, 22, 23, 26, 29, 30, 34, 35, 36, 41, 42, 43, 45, 46, 48, 49, 52, 53, 55, 58, 59, 60, 61, 62, 64, 65, 66, 69, 70, 71, 72, 74, 75, 76, 79, 82.

Lots Against: Nil

Lots Abstained: Nil

The motion was CARRIED.

The Chairperson confirmed that a quorum was present and opened the meeting to proceed with the following business.

2. Confirmation of previous Minutes

- (a) It was moved by Ms L Stewart and seconded by Ms N Hardie that the previously circulated Minutes of the Annual General Meeting held 12th March 2024 be confirmed as a true record of those proceedings.
- (b) There were no further matters raised not otherwise provided for by this agenda.

Lots in favour: 1, 3, 5, 7, 9, 11, 13, 14, 17, 19, 21, 22, 23, 26, 29, 30, 34, 35, 36, 41, 42, 43, 45, 46, 48, 49, 52, 53, 55, 58, 59, 60, 61, 62, 64, 65, 66, 69, 70, 71, 72, 74, 75, 76, 79, 82.

Lots Against: Nil

Lots Abstained: Nil

The motion was CARRIED.

GENERAL BUSINESS

3. Consideration of Statement of Accounts

It was moved by Ms N Hardie and seconded by Ms L Stewart that the Statement of Accounts for the period 1st December 2023 to 30th November 2024, showing an amount of **\$982,079.62** net owner's funds be adopted as presented.

Lots in favour: 1, 3, 5, 7, 9, 11, 13, 14, 17, 19, 21, 22, 23, 26, 29, 30, 34, 35, 36, 41, 42, 43, 45, 46, 48, 49, 52, 53, 55, 58, 59, 60, 61, 62, 64, 65, 66, 69, 70, 71, 72, 74, 75, 76, 79, 82.

Lots Against: Nil

Lots Abstained: Nil

The motion was CARRIED.

4. Insurance

It was moved by Ms N Hardie and seconded by Ms L Stewart that:

- (a) That copies of the current certificates and schedules for the insurance required under section 127 (3) (c) of the Act and managers disclosures, as tabled, be received and incorporated into records of the Strata Company.
- (b) That the Lync Insurance Brokers Financial Services Guide and CHU Underwriting Agencies Product Disclosure Statement as tabled be received and incorporated into records of the Strata Company.
- (c) That the Council be directed to renew the insurance prior to its expiry date in such sum by the insurer or as are recommended by qualified professional advisors.

Lots in favour: 1, 3, 5, 7, 9, 11, 13, 14, 17, 19, 21, 22, 23, 26, 29, 30, 34, 35, 36, 41, 42, 43, 45, 46, 48, 49, 52, 53, 55, 58, 59, 60, 61, 62, 64, 65, 66, 69, 70, 71, 72, 74, 75, 76, 79, 82.

Lots Against: Nil

Lots Abstained: Nil

All the motions were CARRIED.

5. Constitution of the Council

It was moved by Ms N Hardie and seconded by Ms L Stewart that the Council of the Strata Company consist of three (3) proprietors.

The Chairperson called for nominations of candidates for election to the Council and the following valid nominations were received:

Minderoo Pty Ltd	Property Syndicate WA Pty Ltd	Vacant
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There being no further nominees, the Chairperson declared the above proprietors elected unopposed.

Lots in favour: 1, 3, 5, 7, 9, 11, 13, 14, 17, 19, 21, 22, 23, 26, 29, 30, 34, 35, 36, 41, 42, 43, 45, 46, 48, 49, 52, 53, 55, 58, 59, 60, 61, 62, 64, 65, 66, 69, 70, 71, 72, 74, 75, 76, 79, 82.

Lots Against: Nil

Lots Abstained: Nil

The motion was CARRIED.

SPECIAL BUSINESS

6. Budget of Estimated Expenditure – Administrative Fund

It was moved by Ms L Stewart and seconded by Ms N Hardie that the Budget of Estimated Expenditure from the Administrative Fund for the period 1st December 2024 to 30th November 2025 amounting to **\$799,844.00** (Excl. of GST) be adopted as presented.

Lots in favour: 1, 3, 5, 7, 9, 11, 13, 14, 17, 19, 21, 22, 23, 26, 29, 30, 34, 35, 36, 41, 42, 43, 45, 46, 48, 49, 52, 53, 55, 58, 59, 60, 61, 62, 64, 65, 66, 69, 70, 71, 72, 74, 75, 76, 79, 82.

Lots Against: Nil

Lots Abstained: Nil

The motion was CARRIED.

7. Budget of Estimated Expenditure – Reserve Fund

It was moved by Ms N Hardie and seconded by Ms L Stewart that the Budget of Estimated Expenditure from the Reserve Fund for the period 1st December 2024 to 30th November 2025 amounting to **\$402,000.00** (Excl. of GST) be adopted as presented.

Lots in favour: 1, 3, 5, 7, 9, 11, 13, 14, 17, 19, 21, 22, 23, 26, 29, 30, 34, 35, 36, 41, 42, 43, 45, 46, 48, 49, 52, 53, 55, 58, 59, 60, 61, 62, 64, 65, 66, 69, 70, 71, 72, 74, 75, 76, 79, 82.

Lots Against: Nil

Lots Abstained: Nil

The motion was CARRIED.

8. Determination of Levies – Administrative Fund

It was moved by Ms N Hardie and seconded by Ms L Stewart that the Levy of contributions in the financial year to raise a total of **\$880,000.00** (Incl. of GST), on proprietors for the Administrative Fund be payable in advance, by installments due and payable in the amounts and on the dates as presented:

\$220.00	per unit of entitlement due	1 st December 2024
\$220.00	per unit of entitlement due	1 st March 2025
\$220.00	per unit of entitlement due	1 st June 2025
\$220.00	per unit of entitlement due	1 st September 2025

With the amount to remain at **\$220.00** per unit of entitlement per quarter until otherwise determined by a future General Meeting of the Strata Company.

Lots in favour: 1, 3, 5, 7, 9, 11, 13, 14, 17, 19, 21, 22, 23, 26, 29, 30, 34, 35, 36, 41, 42, 43, 45, 46, 48, 49, 52, 53, 55, 58, 59, 60, 61, 62, 64, 65, 66, 69, 70, 71, 72, 74, 75, 76, 79, 82.

Lots Against: Nil

Lots Abstained: Nil

The motion was CARRIED.

9. Determination of Levies – Reserve Fund

It was moved by Ms L Stewart and seconded by Ms N Hardie that the Levy of contributions in the financial year to raise a total of **\$66,000.00** (Incl. of GST) for the Reserve Fund, be payable in advance, by installments due and payable in the amounts and on the dates as shown below:

\$16.50	per unit of entitlement due	1 st December 2024
\$16.50	per unit of entitlement due	1 st March 2025
\$16.50	per unit of entitlement due	1 st June 2025
\$16.50	per unit of entitlement due	1 st September 2025

With the amount to remain at **\$16.50** per unit of entitlement per quarter until otherwise determined by a future General Meeting of the Strata Company.

Lots in favour: 1, 3, 5, 7, 9, 11, 13, 14, 17, 19, 21, 22, 23, 26, 29, 30, 34, 35, 36, 41, 42, 43, 45, 46, 48, 49, 52, 53, 55, 58, 59, 60, 61, 62, 64, 65, 66, 69, 70, 71, 72, 74, 75, 76, 79, 82.

Lots Against: Nil

Lots Abstained: Nil

The motion was CARRIED.

12 Matters without notice for discussion/referral to the Council

CP Air-conditioning

Strata Manager to ensure that the Building Manager has reset the airconditioners to run at set intervals during the dry season to conserve power consumption, and to report back to Council.

External Painting

Building Manager to seek 3 quotations to repaint the stained external wall panels; Decor8 to be invited to quote. Consider staging for cost management.

Pedestrian Gate

Laura to contact CPC to clarify scope of works to be quoted on for the pedestrian gates so that a Work Order can be issued; it was agreed not to make any modifications to the main entrance gates.

Pool Fencing

Following presentation of several quotations to the council, the quotation from Menzies Fencing to install Garrison style panels is approved; Strata Manager to issue a work order.

Closure

There being no further business, The Chairperson declared the meeting closed at 10:55 AM.



Chairperson

23/05/25