

1The Owners of 1 Museum Place
1 Museum Place
Geraldton

Strata Plan SP43221

MINUTES OF ANNUAL GENERAL MEETING

Dear Lot Owner

Please find enclosed Minutes of the Annual General Meeting of the Owners of 1 Museum Place, Strata Plan 43221, held on 29 May 2025 at 4 Walton Close, Geraldton & via Teams Meeting.



Minutes for the Annual General Meeting

Strata Plan 43221 – 1 Museum Place, Geraldton
Thursday 29 May 2025 at 4pm
At 4 Walton Close, Geraldton & via Teams Meeting.

1. Preliminaries

- (a) Record of Attendance & Proxies – Please refer to the enclosed attendance sheet.
- (b) Welcome – a representative of VPG Property (VPG) welcomed the Lot Owners.
- (c) Declaration of Quorum – after verification of proxies and pursuant to Section 130 (4) of the Strata Titles Act 1985, a quorum was deemed constituted by those present and entitled to vote.
- (d) Appointment of Meeting Chairperson – it was resolved by the Owners by ordinary resolution that Craig Butler (CB) of VPG was appointed Chairperson of the Meeting.
- (e) Meeting Open Time – the Meeting was declared open at 4pm.

2. Confirmation of Minutes

It was resolved by the Owners that the Minutes of the previous Annual General Meeting held on 14 November 2024 be confirmed as a true and accurate record of the Meeting.

3. Insurance

The current insurer continues to provide insurance coverage for the Strata Property.

Broker: Nexus, Geraldton
Underwriter: Chubb Insurance

It was resolved that VPG accept the insurance details as per the Insurance Policy enclosed to the Agenda for the Meeting and VPG is authorised to act as agents for the renewal of the insurance policy and directs VPG to renew the policy prior to expiry.

The insurance premium has been updated and renewed in accordance with the Insurance Replacement Cost Plan provided by MCG Quantity Surveyors.

As a result of the updated Insurance Replacement Cost Plan, the fire that occurred within the office buildings and increasing underwriting insurance costs in Australia, the insurance premium increased by twenty per centum for the renewal period.

- Note: Strata Insurers are increasing premiums, primarily because of the climatic related claims experienced in the last 3 years, increase in claim costs, especially



given the current environment with high inflation, product and labour costs, the increases in premium costs forced on insurers from reinsurers and general increases. The average premium increase is between 24%- 40%.

Upon renewal of the insurance policy, the cost of the insurance was premium funded given the quantum sum involved.

CB provided an update to Owners regarding the fire that took place within Lot 2 and Lot 43 (office buildings). Chubb Insurance has appointed an assessor to determine the cause of the fire. The assessor is currently working through their findings and collating a report for Nexus. The assessor has also requested loss of rental figures to determine the respective Lot Owners loss of rent given the offices are uninhabitable. The assessor has also prepared a scope of works for two builders to quote to undertake fitout works to reinstate the offices.

4. Proposed Budget

VPG has distributed a Strata Company budget for 01 July 2025 to 30 June 2026 and cost centre allocation/breakdown to all Lot Owners.

The following queries were raised in relation to the proposed budget:

- Car Park: Expenses incurred in relation to endeavouring to establish a new Car Park Licence Agreement for 96 car bays between the Strata Company and the Owners of Lot 2 and Lot 43.
- Water Consumption: Clarified that Lot Owners pay Water Rates, and the Strata Company incurs water consumption (paid by each Cost Centre). VPG to assess the consistency of water consumption costs within each Cost Centre.
- Southshore Tap Repair: VPG to ascertain if the cost of the tap replacement repair at the water meter to be borne by the Strata Company of Lot Owner.
- Water Monitoring: VPG to obtain quotes to utilise smart water meters and monitoring systems to track water usage and to detect leaks in each Cost Centre to assist the Strata Company monitor water consumption, ultimately helping to reduce costs and conserve water.
- Insurance Excess for fire (office buildings Lot 2 and Lot 43): Confirmed that any excess payable for the remediation of the fire, if confirmed by the assessor, the excess is payable by the Strata Company.

It was resolved by the Owners of Strata Scheme 43221 by ordinary resolution to adopt the proposed administration budget and allocation of strata company levies for the Strata Company for the period ending 30 June 2026.



5. Reserve Fund Levy Contributions

It was resolved that the reserve fund levy contributions, payable in advance in accordance with Lot unit entitlement proportionate to the total sum of each cost centre budget (ten-year maintenance plan budget), are approved.

- **Air Conditioning Maintenance:** It was confirmed that all air conditioning units within North Shore, South Shore and East Wing Apartments and routine maintenance of the plant and equipment is responsibility of the Strata Company from 01 July 2025.
- **Payment of Reserve Fund Levies:** VPG to issue Reserve Fund Levies to the respective Lot Owner.
- **Cost Centre Reserve Fund Levy Amounts:** It was confirmed that the annual amounts budgeted within each Cost Centre are based upon the Ten-Year Maintenance Reports submitted to the Strata Company.

6. Election to the Council of Owners

Resolved that the Council of Owners consists of 6 proprietors:

- Lot 89: Peter Bech
- Lot 29: Matthew Bowen
- Lots 3 & 6: David Crothers
- Lot 70: Paul Lalor
- Lot 5: John McLaren
- Lot 46: Tony O'Brien
- Lot 62: Kim Thompson

7. Adoption of Financial Statements

It was resolved that the financial statements of the Strata Company's income and expenditure for the periods ending 30 June 2021, 2022, and 2023 are adopted as presented.

- **Audit Reports:** It was confirmed that the qualified audit reports for 30 June 2021, 2022, and 2023 have been completed. It was noted that there were several invoices within the audit reports that the auditor could not account for as the former strata manager is unable to supply the respective invoices, despite many requests from VPG.
- **Financial Report:** It was requested and agreed that VPG shall supply Lot Owners with a shortened version of the Strata Company financial reports when issued.

It was resolved that VPG will establish Interest Bearing Deposit Accounts for each Reserve Fund Levy Cost Centre.



8. Matters with Notice

The following motion/s were added as Item/s on Notice.

It was requested that prior to any motion/s raised, that any motion/s requiring a vote, the vote must be conducted by utilising the Unit Entitlement Method and not the Poll Method.

- Motion Arising: *That the AGM accept a motion for the installation of a Boom gate on both the entrance and exit of the common carpark and a pay to park machine at the entrance/exit. To be financed by a once off levy on all unit entitlement holders that does not exceed a total of \$28,000.*

Proposer: John McLaren

Seconder: Judy Minisale

Following debate of the Motion amongst present Lot Owners at the Meeting, an alternate Motion was proposed by Paul Lalor.

- Alternate Motion: *It was resolved that VPG will seek quotations and engage a qualified car parking consultant up to a maximum value of \$5,000.00 plus GST for the Strata Company to develop a car parking management plan to determine the most appropriate solution to govern the overall operation of the car park.*

The initial Motion proposed by John McLaren was subsequently withdrawn.

It was also resolved that VPG would reengage with the Owners of Lot 2 and Lot 43 to determine whether there is a commitment to sign a Car Parking Licence Agreement for 96 car bays.

9. Matters Without Notice for Discussion

- Debt Recovery: The following debt recovery procedure be adopted:
 - Reminder notice issued to the registered levy address and/or via email when the account is 7 days in arrears.
 - Final notice issued to the registered levy address and/or via email when the account is 15 days in arrears providing 14 days to pay all outstanding amounts.
 - Interest amounts to be charged when the account is 30 days in arrears.
- Council of Owners Meeting Agenda & Minutes: To be provided to all Lot Owners by either VPG or a member of the Council of Owners to Lot Owners after each Council of Owners Meeting.
- Car Parking Bays: VPG to arrange for all existing marked car parking bays to be remarked and repainted within the car park.
- North Shore Rubbish Bin Enclosure: VPG to appoint a contractor to construct a bin area to service the South Shore apartment complex in the existing loading bay car parking bays.



- The Owner of Lot 26 requested that a comment be acknowledged and recorded in the Minutes to note that Mantra has a fiducial and financial conflict of interest if Mantra is represented on the Council of Owners.

10. General Business

- Mantra Offices (demountable): VPG will raise a rental invoice for the portion of land area the demountable containers reside upon.
- Access to the Common Pool and Spa was raised by several South Shore Lot Owners. It was clarified by the Strata Manager and several members at the Meeting that a motion without dissent must be passed at a meeting to remove either a cost centre or Lot Owner from no longer contributing to the Pool cost centre.

11. Close of Meeting

There being no further business, The Chairperson declared the meeting closed at 6.06pm.

Attendance or represented by Proxy

Lot 2	Simon Woodacre as proxy for Van der Oord Pty Ltd
Lot 3	David Alfred Crothers & Glenda Lee Crothers
Lot 4	John McLaren as proxy for Shelley Lee Taylor and Mark Anthony Taylor
Lot 5	John McLaren as proxy John Stuart McLaren & Margaret Elsie McLaren
Lot 6	David Alfred Crothers
Lot 7	Terence and Margaret Macanas
Lot 8	Peter Graham Nelson
Lot 9	<i>Andrew Lindsay Royce – no record of attendance</i>
Lot 10	Perry Mark Minissale and Judith Ann Minissale
Lot 11	<i>Stephen Douglas & Christine Mary Douglas - no record of attendance</i>
Lot 12	Sharon Barneston as proxy for Mark Francis Appleyard & Sharon Louise Barnetson
Lot 17	Rosser Enterprises Pty Ltd
Lot 18	Craig Butler as proxy Opalinski Property LRBA Pty Ltd
Lot 19	<i>Charon Pty Ltd (Paul Flanagan) - no record of attendance</i>
Lot 20	Craig Butler as proxy Stuart Andrew Gaby & Sarah Jane Gaby
Lot 21	<i>Cheryl Ann Galloway- no record of attendance</i>
Lot 22	Craig Butler as proxy for Robyn Joy Pfluger
Lot 23	<i>Brett David Renner- no record of attendance</i>
Lot 24	<i>Fay Lynette Sudilowski - no record of attendance</i>
Lot 25	<i>Pinehurst Enterprises Pty Ltd (Peter & Pam Batten)</i>
Lot 26	Glennifer Pty Ltd (Wayne Challinor & Leonie Boughton)
Lot 27	Norene Patricia Mazzuchelli
Lot 28	<i>Allan Streeter Rogers - no record of attendance</i>
Lot 29	Matthew Francis Bowen
Lot 30	Trusen Pty Ltd (Kim Hunter)
Lot 31	<i>Kayjaydee Pty Ltd (Jennifer Stewart) - no record of attendance</i>
Lot 32	Beachview Pty Ltd (Julie Boschetti)
Lot 33	<i>Gregory William Galvin & Fiona Margaret Galvin and Brady Charles Hislop & Jennifer Lee Hislop</i>
Lot 34	<i>Peekay Super Pty Ltd (Peter & Amber Kenney) - no record of attendance</i>
Lot 35	Craig Butler as proxy for Michael Barrie Thomas & Denise Evelyn Thomas
Lot 36	Pirrottina Superannuation Pty Ltd
Lot 37	Andre Theodore Roberts
Lot 38	<i>Gerocrayfish Pty Ltd (David & Jo Hancock) - no record of attendance</i>
Lot 39	<i>Carmelo (Charlie) Messina - no record of attendance</i>
Lot 40	<i>Antonino (Nino) John Messina - no record of attendance</i>
Lot 43	Bree Gibson as proxy for Martien Van der Oord & David Martin Van der Oord
Lot 44	Bree Gibson as proxy for Denise Elizabeth Harvey

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Lot 45	Craig Butler as proxy for Linda Michelle Ergovic & Steven Philip Ergovic
Lot 46	Anthony James O'Brien & Christine Louise O'Brien
Lot 47	Raj Mavath as proxy for Mavath Nominees Pty Ltd (Raj Mavath)
Lot 48	<i>Terrence Williamson and Audrey Williamson- no record of attendance</i>
Lot 49	<i>Forrest Sea Views Pty Ltd - no record of attendance</i>
Lot 50	<i>Anthea Kay Auguston- no record of attendance</i>
Lot 51	<i>Aubrey James Francis & Eleanor Francis- no record of attendance</i>
Lot 52	<i>Trevor Kenneth and Tania Denise Farrell- no record of attendance</i>
Lot 53	Kim Thompson as proxy Charles Frederick Sweeting & Karen Sweeting
Lot 54	Raj Mavath as proxy Warren Dennis Kalajzich
Lot 55	<i>David Samuel Perks & Christina Elizabeth (Beth) Perks - no record of attendance</i>
Lot 56	Tony O'Brien as proxy Christopher Stewart Clarkson & Helen Joyce Clarkson
Lot 57	Paul Rein Squires & Jo-Anne Squires
Lot 58	<i>Anthony Steven Farrell- no record of attendance</i>
Lot 59	Tony O'Brien as proxy for Catherine Anne Lee
Lot 60	Kim Thompson as proxy for Graham Reginald Plant & Susan Carolyn Plant
Lot 61	<i>Ian Grahame Willock & Lorraine Joy Willock - no record of attendance</i>
Lot 62	Kim Thompson as proxy for Kim Lawrence Thompson & Gloria Mary Thompson
Lot 63	<i>Murray George Carson & Jennifer Lee Carson - no record of attendance</i>
Lot 64	Norene Patricia Mazzuchelli
Lot 65	<i>Kaye Payne - no record of attendance</i>
Lot 66	Nola Patience as proxy for Nola Grace and John Richard Patience
Lot 67	<i>Christopher & Leanne Wilson - no record of attendance</i>
Lot 68	<i>Ashley Bishop & Maggie Jade Bishop - no record of attendance</i>
Lot 69	<i>Lee 2018 Pty Ltd- no record of attendance</i>
Lot 70	Paul Lalor as proxy for Peter Gordon, Christine Gladys Teakle, Paul Norman & Kelsey Mary Lalor
Lot 71	Halleen Property Pty Ltd (Scott Halleen)
Lot 72	Peter Sukiennik as proxy for C & V Enterprises Pty Ltd (Colin Cox)
Lot 73	Peter Sukiennik as proxy Rayson Management Pty Ltd (Colin Cox)
Lot 74	Emmott Properties Pty Ltd (Tony Emmott)
Lot 75	Bree Gibson as proxy for David Martin Van der Oord & Caterina Van der Oord
Lot 76	<i>Westernnav Super Investments Pty Ltd (Warwick Cantrall) - no record of attendance</i>
Lot 77	<i>Sivwright Custodians Pty Ltd (Greg & Clare Sivwright) - no record of attendance</i>
Lot 78	<i>Waveform Nominees Pty Ltd - no record of attendance</i>
Lot 79	<i>Whampho Pty Ltd (Darren Hunt) - no record of attendance</i>
Lot 80	<i>Joseph Vincent Remenyi & Catherine Margaret Remenyi - no record of attendance</i>
Lot 81	Boekeman Property Pty Ltd (Glenn Boekeman)
Lot 82	<i>Gino Savio & Roslyn Ann Savio - no record of attendance</i>
Lot 83	Bree Gibson as proxy for Denise Elizabeth Harvey



- Lot 84 *Flemington Holdings Pty Ltd (Peter & Erica Vermeer) - no record of attendance*
- Lot 85 *Alosha Alexander David Fulop & Annemarie Jessie Elizabeth Fulop - no record of attendance*
- Lot 86 Craig Butler as proxy for Bradly Allan Major
- Lot 87 *Benjamy Pty Ltd (Fay Sudilowski) - no record of attendance*
- Lot 88 *13 In A Dozen Pty Ltd (Andrew & Kara Golding) - no record of attendance*
- Lot 89 Bree Gibson as proxy for Bech Super Investments Pty
- Lot 90 *Ian David Bate & Annemarie Jessie Elizabeth Fulop - no record of attendance*
- Lot 91 *Ian David Bate & Annemarie Jessie Elizabeth Fulop - no record of attendance*
- Lot 92 Michael John Auckland as proxy for High Hill Super Pty Ltd (Mick & Jan Ackland)
- Lot 93 Janine Anne Auckland as proxy for High Hill Super Pty Ltd (Mick & Jan Ackland)
- Lot 94 K & V Exten Properties Pty Ltd (Kevin & Val Exten)
- Lot 95 *Bayman Holdings Pty Ltd (Peter & Erica Vermeer) - no record of attendance*
- Lot 96 *Kake Investments Pty Ltd (Leisa Wheatland) - no record of attendance*
- Lot 97 *Sann Lwin - no record of attendance*
- Lot 98 Bree Gibson as proxy for Batavia Coast Marina Pty Ltd (Peter Bech)
- Lot 99 Bree Gibson as proxy for Batavia Coast Marina Pty Ltd (Peter Bech)
- Lot 100 Bree Gibson as proxy for Batavia Coast Marina Pty Ltd (Peter Bech)