

MINUTES OF ANNUAL GENERAL MEETING

The Owners Of The Beach Villas

Strata Plan 70469

DATE & TIME:	11/04/2026 at 2pm
METHOD OF MEETING:	Telecon/Face to Face
LOCATION:	2/27 Stroud Street, Beachlands WA 6530

1. Welcome by Secretary – Rikki Matthews opened the meeting at 2.01pm and thanked all for coming.

2. Establishment of a Quorum - With the arrival of five owners a Quorum was established.

Present and Voting:

Jennifer Kitney & Simone Keenan – Unit 2

Dawn Rasmus – Unit 3

Glenis Walsh – Unit 4

Anthony O’Callaghan – Unit 5

Rikki Matthews – Unit 7

Proxies:

Apologies:

Jason & Tess Solomon – Unit 8 apologised as they are overseas.

Motion 1 Strata Levies

All current levies have been paid.

The proposal for quarterly strata levies to remain at \$400 per unit per quarter.

The proposal to implement a late payment fine for unit owners that continually pay their levies late was discussed and agreed upon that it should be 10% of total levy and then increasing by 5% each time it is continually paid late.

Motion adopted.

Motion 2 Budget

All owners are happy with the 2026/2027 Budget and to have a reserve amount in the bank account to pay for repairs as they arise.

Motion adopted.

Motion 3 Insurance

All owners are happy with the increase to the insurance premiums to up our building cost coverage should we ever need to rebuild.

Motion adopted.

Motion 4 Pest Control (annual)

Pest Control (termite inspection only), to be carried out on an annual basis as structure of units is predominately wood.

Jenny (unit 2) to contact Pest-a-kill and obtain a quote for all 8 units to be done at once.

Spider/ant control to be arranged by each individual unit owner.

Would like to arrange for a time in May.

Motion adopted

Motion 5 Garage Maintenance (annual)

Garage maintenance to be carried out on an annual basis. Jenny (unit 2) to contact Midwest Garage Doors and obtain a quote for all 8 units to be done at once.

Would like to arrange for a time in May.

Jenny will be happy to take keys of those units that won't be home to let the tradespeople in.

Motion adopted

Motion 6 Water Usage and Billing

Jenny (unit 2) is happy to continue to read the water meters and Simone is happy to issue levies from MYOB with no additional admin fees.

We will keep in mind the discussion to change water meters over to Water Corp ones.

Motion adopted

Motion 7 Items for Discussion

Repair and maintenance discussed as the units are approaching 11 years of age with minimal maintenance completed over the years. Each unit has been repairing items they are directly responsible for. The most common being air conditioning units and garage door motors.

The issue of fencing potentially rusting out was raised again. It was decided they will be repaired on an "as needed" basis and not all 8 units at once.

Garage door coatings on some doors are starting to peel. Jenny will ask options when Midwest Garage Doors come out.

The letterbox has been fixed and it was agreed that a great job had been done.

Dawn (unit 3) will obtain a new private property sign to put up again now the letterbox has been fixed.

It is noted that some unruly neighbours have moved in down the street. At this stage there is no need for a communal security camera at the entrance as unit 8 has them and can provide footage if it is ever needed. Rikki (unit 7) to contact Dept of Housing regarding caravan and tent to discuss number of tenants residing in the house.

Rikki (unit 7) will keep a repair running document so we can keep a date record of what has been completed and what needs to be done in the future. It was decided to work on the most important item first and work our way through the list.

Communication – all owners happy with current amount of communication and that the emails are very informative. It was requested that owners be a bit more forthcoming with communication as to whether they can attend AGM or not and if they will be paying levies or water bills late to let the committee know.

Motion adopted

8. Election of Strata Council

Council Nominations

Resolved that the council of owners (committee) and the office bearers were duly appointed:

Chairperson: Jason Solomon

Secretary: Rikki Matthews

Treasurer: Jennifer Kitney

Motion adopted

8. Close Meeting

There being no further business the Secretary declared the meeting closed at 2.45pm

NAME: Rikki Matthews

Date of next meeting: TBC