

MINUTES OF EXTRAORDINARY GENERAL MEETING

Dear Owner,

**MINUTES OF EXTRAORDINARY GENERAL MEETING OF STRATA
COMPANY
21 Northwood Street, WEST LEEDERVILLE, WA, 6007**

Please find enclosed a copy of the minutes for the Extraordinary General Meeting held on 11 May 2026 for your record and safe keeping.

Please note, a copy of these minutes have also been made available for downloading from the owners portal for your convenience.

If we may assist further in this or any other matter, please do not hesitate to contact our office on the details below

Sincerely

Harold Hanook
STRATA COMMUNITY MANAGER
REALMARK STRATA
FOR and on Behalf of SP 68009

Attendance

S/Plan 68009 21 Northwood Street, WEST LEEDERVILLE, WA, 6007
Extraordinary General Meeting
11 May 2026 05:00 PM

Attendees

Lot	Name	Status
1	Faye Eldridge	Owner present (pre-voted)
3	Sidney Sze Phin Thoo	Owner present
4	Kathleen Durrant	Owner present (pre-voted)
5	Tom Forgie	Owner present (pre-voted)
6	Allan Fellows	Electronic vote
9	Lisana Caroline Lins Rodrigues	Owner present (pre-voted)
12	Vivienne Trezise	Owner present (pre-voted)
14	Marie Leggat	Owner present (pre-voted)
15	XING FAN	Owner present (pre-voted)
16	Ahmad Shahril Azuar Jimin	Owner present (pre-voted)
18	Nathan Lau & Sophia Leong	Owner present (pre-voted)
23	Lauren Elizabeth Moore	Owner present
24	Steven Rosenthal	Owner present (pre-voted)
26	Alizanne Kelly	Owner present (pre-voted)
31	Margaret Anne Sealey	Electronic vote
33	Dr Bruno Vieira Ribeiro	Electronic vote
34	Ian Redmile	Owner present (pre-voted)
36	John James Tait	Owner present (pre-voted)

Chairperson

Harold Hanook (Realmark Strata)

Non Attendees – Apologies

Additional Attendees

Quorum

A quorum was declared with "X" of the "X" persons entitled to vote being present or represented by proxy.

Minutes for the Extraordinary General Meeting

S/Plan 21 Northwood Street
11 May 2026 05:00 PM

1. Confirmation of minutes of previous meeting

Resolve that the minutes of the previous General Meeting of the Strata Company held on 16/02/2026, as attached to this notice of meeting, be accepted as a true and correct record of that meeting.

Business arising

Consideration of any business arising from those previous minutes not otherwise provided for by this agenda.

Motion CARRIED - Passed by Simple Majority

2. Amendment to Current Levy Contributions

NOTE: This motion is proposed to adjust the levy contribution to the admin and the reserve levy for better cash flow but there is NO INCREASE to the levy contribution as discussed at the AGM.

Resolve to amend the contributions to the Administrative Fund to raise a total of \$101,000.00 exclusive of GST be met by the raising of levies calculated in accordance with the unit entitlement, due and payable in instalments in the amounts and on the dates outlined below:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Lot Entitlement
To be Issued	Current	01 Jun 2026	31 Aug 2026	01 Jun 2026	\$29,784.83	\$29.78
To be Issued	Current	01 Sep 2026	30 Nov 2026	01 Sep 2026	\$29,784.83	\$29.78
Total for financial Year		01 Dec 2025	30 Nov 2026		\$101,000.00	\$101.00000

And, that the contributions to the Administrative Fund continue to be raised at the below rate per quarter until otherwise determined at a future General Meeting:

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Lot Entitlement
To be Issued	Next	01 Dec 2026	28 Feb 2027	01 Dec 2026	\$29,784.83	\$29.78
Total		02 Dec 2026	28 Feb 2027		\$29,784.83	\$29.78

Resolve that the contributions to the Reserve Fund to raise a total of \$33,000.00 exclusive of GST be met by the raising of levies calculated in accordance with the unit entitlement, due and payable in instalments in the amounts and on the dates outlined below:

Levy Status	Financial Period	Period From	Period To	Due	Reserve Fund	Per Lot Entitlement
To be Issued	Current	01 Jun 2026	31 Aug 2026	01 Jun 2026	\$5,500.00	\$5.50000
To be Issued	Current	01 Sep 2026	30 Nov 2026	01 Sep 2026	\$5,500.00	\$5.50000
Total for financial Year		01 Dec 2025	30 Nov 2026		\$33,000.00	\$44.00000

And, that the contributions to the Reserve Fund continue to be raised at the below rate per quarter until otherwise determined at a future General Meeting:

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Reserve Fund	Per Lot Entitlement
To be Issued	Next	01 Dec 2026	28 Feb 2027	01 Dec 2026	\$11,000.00	\$11.00000
Total		02 Dec 2026	28 Feb 2027		\$11,000.00	\$11.00000

Motion CARRIED - Passed by Simple Majority

3. AGM Date

Resolve that all future Annual General Meetings (AGM's) be scheduled in late November to early December effective from November 2026, to align with the financial year.

Motion CARRIED - Passed by Simple Majority

4. Closure of Meeting

There being no further business to address, the Chairperson is to declare the meeting closed.

With no further business to address, Harold Hanook thanked all attending proprietors and declared the meeting closed at 05:45 PM.

General Advice Warning: any advice given by the Strata Manager is general advice only. Owners can inform themselves through reading the Product Disclosure Statement. The Product Disclosure Statement and Financial Services Guide from the Insurer are available for perusal.