

MINUTES OF ANNUAL GENERAL MEETING

The Owners Of OCEAN PALMS

Strata Plan 12463

DATE & TIME: Tuesday 26th August at 3pm

METHOD OF MEETING: Video/Telecon/Face to Face

LOCATION: 20/285 Foreshore Drive, Geraldton WA 6530

MINUTES

1. Welcome by Strata Manager

Bree Gibson thanks and welcomes everyone for coming introducing herself as Strata Manager and Leah Hooks as Strata Administrator

2. Establishment of a Quorum

Present & Voting

Name	Lot
Ian Comben	1 & 3
Julie Boys	2
Chris Pember	4
Judith Hunter	7
Mark Edwards	8
Luke Lawrence	11

Proxy

Name	Proxy	Lot
Ian & Nicole Pitcher	Chris Pember	14
Wendy McDonald	Ray White Geraldton	13

Apologises

Name	Lot
Glenn & Zoe Hasleby	10

Attendees

Name	Lot
Present & voting	
Bree Gibson - Strata Manager	
Leah Hooks - Strata Administrator	

With a quorum established the meeting was declared open at 3:05pm

3. Appointment of Chairperson

Bree Gibson was appointed the chairperson for the purpose of this meeting only.

Unanimous

4. Confirm Minutes of Previous General Meeting

4.1. Confirm Previous Minutes - Motion Under Notice

The Minutes of the last General Meeting held 27th August 2024 were accepted as a true and correct record.

Unanimous

4.2. Matters Arising from Previous Minutes

Consideration of any outstanding matters.

Moved to General business

5. Consideration of Accounts

5.1. Consideration of Accounts - Motion Under Notice

Bree presented the financials for the period of 1.7.24 - 30.6.25 which balanced at \$53,069.04 and the period of 1.7.25 - 31.7.25 which balanced at \$43,037.09.

From today it balances at \$42,866.88.

There are currently no arrears.

Accepted as true and correct.

Unanimous

6. Election of Strata Council

6.1. Constitution of Strata Council - Motion Under Notice

6.2 Council Nominations

Name	Lot
Chris Pember	4
Mark Edwards	8
Ian Comben	1 & 3
Judy Hunter	7
Luke Lawrence	11
Glenn Hasleby	10

Chris Pember was re-elected as Chairperson of the complex
Ray White will follow up with Glenn if he would like to be on the council.

Unanimous

7. Insurance

7.1. Insurance Renewal - Motion Under Notice

The insurance has been renewed until March 2026.
Excess is \$1,000

Luke had a query about national disasters and Chris advised they are covered for tsunami and floods

The last valuation was completed in 2023 - we will organise to get an updated one when all the work has been completed at the complex.

7.2. Insurance Premium - Motion Under Notice

SPECIAL BUSINESS

8. Chairperson Report

Chris Pember wrote up a report regarding all the maintenance work that is going on at the complex and thanked Mark and Ian for all their hard work as well as all the other owners.

9. 10 Year Plan

Bree discussed we are currently ahead and on track with the maintenance for the 10 year plan.

Julie advised that her wall and brickworks need doing, we are currently waiting on quotes. She advised she had an engineer look at the wall and it has moved.

Chris advised the bricklayer Luke is currently working on the complex and searing the brickwork. Ian advised he will re-spray the brickwork to stop it from fringing, he will source the chemicals and provide ray white with a receipt for reimbursement.

Judith advised she got a complaint from a neighbour who walks her dog and advised the bollards are too bright.

8. General Matters

8.1. Matters Without Notice for Discussion and Referral to the Strata Council

Bree -

- Bree advised that she got Steve Cassie from Focused Maintenance to quote and they went through every unit, in the quote they have put nothing in that they spoke about and it does not cover all bases. Bree mentioned once the quote reflects what needs to be done and a breakdown of costs we will send it to the owners.

Mark

- Mark sent through some photos of what is left to be done - there is a lot of brickwork and paving that needs to be done, it is currently in progress.

Judy

- Mark asked Judy how the gardening is going, she advised the gardener does what he wants to do, Chris asked if there are any other gardeners? Bree explained all other gardeners are quite highly priced at the moment. The owners agreed to keep the gardner for now.

Chris

- Chris put everything in her statement, Judy mentioned that she is getting ants at her unit, Chris advised she will bring some Antaid over for her.

Ian

- Ian advised he will be spraying all the weeds at the complex with round up when the rain stops

Luke

- Will be occupying the unit around October/November

9. Proposed Administrative Fund Budget

9.1. Adopt Administrative Budget – Motion Under Notice

Bree discussed the administrative budget for 2025/26 which balanced at \$59, 700

Levies will stay the same.

This budget was accepted.

Unanimous

10. Proposed Reserve Fund Budget

10.1. Adopt Reserve Budget – Motion Under Notice

The reserve fund budget was accepted at \$15,000 for 2025/26

Unanimous

11. Close Meeting

With all matters discussed the meeting was closed at 4pm.

Signed:

Breeann Gibson

Strata Manager