The Owners of
30 Kallama Parade Millars Well
Strata Plan 48520

Minutes of the Annual General Meeting of the above Strata Company hosted online via Microsoft Teams on **17/07/2026** commencing at **11:30 AM**.

Proprietors present or person as proxies for proprietors:

Chairperson..... for lots 2, 5 & 12
Sam Hamersley ..... for lot 1
Julie Oliver (First National RE Karratha) ..... for lot 8

Persons present by invitation:

Andrew Sherwood – First National Real Estate Karratha

1. PRELIMINARY MATTERS

1.1. Chairman

Andrew Sherwood was appointed to Chair the meeting and acted in that capacity throughout the meeting.

1.2. The Chairman announced that all proxies had been verified as valid, that there was a quorum of Owners present and the meeting was validly constituted and declared open at **11:35 AM.**

1.3. Apologies – Nil

1.4. Confirmation of the minutes of the previous General Meeting and consideration of any matters arising not otherwise provided for by this agenda:

The meeting resolved that the previous General Meeting minutes (AGM held 30/07/2025) be adopted as being a true and correct record of proceedings. **MOTION CARRIED**

2. GENERAL BUSINESS

2.1. Statement of Accounts:

Consideration of the Statement of Accounts for the Strata Company for the period 01/07/2025 - 30/06/2026 (as tabled).

The meeting resolved that the Statement of Accounts of the Strata Company be adopted as presented. **MOTION CARRIED**

2.2. Receipt of Currency Certificate – Insurance (no vote required).

The Strata Company acknowledged receipt of the Currency Certificate for insurance as tabled.

2.3. Constitution of Council:

As there were insufficient nominations received, the functions of the council will be performed by the proprietors in general meeting of the Strata Company as per section 138. of the Strata Titles Act 1985.

3. SPECIAL BUSINESS

3.1. Insurance obligations of the Strata Company:

The meeting resolved that the Strata Company insures against the risks as contained within the tabled Currency Certificate and directs the Council of the Strata Company to renew the insurance policy, including the sum insured, having regard to any current insurance valuation where available. **MOTION CARRIED**

3.2. REVIEW OF 10-YEAR MAINTENANCE PLAN (5 YEAR REVIEW)

Proposed Motion: That the Strata Company directs the Council of the Strata Company or the Strata Manager to arrange for a review of the current 10-year maintenance plan, including engaging a suitably qualified person or contractor as required, at a cost not to exceed $, copy of which is to be provided to all owners. **MOTION NOT CARRIED**

Note: The meeting agreed that the current 10-year Maintenance Plan remains adequate and that no further review or amendments are required at this time. A copy of the existing plan is to be provided to all owners.

3.3. Execution of Documents (Section 118. Strata Titles Act)

The meeting resolved that the Strata Company as per section 118 of the Strata Titles Act, authorises any two members of the Council to execute any document on its behalf as required. **MOTION CARRIED**

3.4. Consideration of Budget of estimated expenditure for the Administration & Reserve Fund:

The meeting resolved that the budget of estimated expenditure (as tabled) be adopted as the budget of the Strata Company for the Administration & Reserve Fund for the period **01/07/2026 - 30/06/2027**. **MOTION CARRIED**

3.5. Determination of Levy of Contributions for the Administration Fund 01/07/2026 - 30/06/2027:

The meeting resolved:

(a) That the levy of contributions for the Administrative Fund be raised in proportion to the unit entitlements of the respective lots to raise a total of **$35,000.00** per annum as tabled below:

Note: The table below outlines the total amount to be raised per period (usually per quarter), which will be split according to the unit entitlements.

Total	Period	Date Due	Notes
$8,750.40	01/07/2026 - 30/09/2026	01/07/2026	**ALREADY RAISED**
$8,749.87	01/10/2026 - 31/12/2026	01/10/2026	
$8,749.87	01/01/2027 - 31/03/2027	01/01/2027	
$8,749.86	01/04/2027 - 30/06/2027	01/04/2027	
$35,000.00			

(b) At the expiry of the last tabled instalment, the levies will continue to be raised in proportion to the unit entitlements of the respective lots to raise a sum of **$8,750.00** per quarter, or until the Strata Company agrees otherwise **MOTION CARRIED**

3.6. Determination of Levy of Contributions for the Reserve Fund 01/07/2026 - 30/06/2027:

The meeting resolved:

(a) That the levy of contributions for the Reserve Fund be raised in proportion to the unit entitlements of the respective lots to raise a total of **$1,000.00** per annum as tabled below:

Note: The table below outlines the total amount to be raised per period (usually per quarter), which will be split according to the unit entitlements.

Total	Period	Date Due	Notes
$250.20	01/07/2026 - 30/09/2026	01/07/2026	**ALREADY RAISED**
$249.93	01/10/2026 - 31/12/2026	01/10/2026	
$249.93	01/01/2027 - 31/03/2027	01/01/2027	
$249.94	01/04/2027 - 30/06/2027	01/04/2027	
$1000.00			

(b) At the expiry of the last tabled instalment, the levies will continue to be raised in proportion to the unit entitlements of the respective lots to raise a sum of **$250.00** per quarter, or until the Strata Company agrees otherwise. **MOTION CARRIED**

3.7. Matters without notice for discussion and referral to the Council – Nil.

3.8. Close of meeting.

There being no further business, the meeting was declared closed at **12:02 PM.**

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CHAIRPERSON DATE

Seaville Holdings Pty Ltd ATF Brady Real Estate Trust T/as
First National Real Estate Karratha (ABN 79 752 642 773)
Licensed Real Estate and Business Agent (TC 38225)
Suite 5, 2609 Sharpe Avenue, Karratha 6714
+61 8 9144 2200 | strata@kfnr.com.au

Approved Budget
to apply from 01/07/2026

30 Kallama Parade Millars Well — 30 Kallama Parade, Millars Well WA 6714

Administrative Fund

		Approved budget	Actual 01/07/2025-30/06/2026	Previous budget
Revenue				
145900	Admin--Section 110 Fee	0.00	280.00	0.00
142500	Interest on Arrears--Admin	0.00	154.01	0.00
142900	Laundry Receipts--Admin	0.00	280.00	0.00
143000	Levies Due--Admin	35,000.00	35,001.00	35,000.00
	Total revenue	35,000.00	35,715.01	35,000.00
Less expenses				
153810	Admin--Agent Additional Services	250.00	140.28	525.00
151400	Admin--Bank Charges	75.00	76.56	68.00
154000	Admin--Management Fees--Standard	4,700.00	4,868.88	4,600.00
154300	Admin--Meeting Fee Expenses	420.00	408.57	400.00
154400	Admin--Other Expenses--Admin	115.00	112.31	110.00
155700	Admin--Section 110 Fee	0.00	616.00	0.00
156200	Admin--Storage Fees	0.00	10.21	0.00
159100	Insurance--Premiums	3,500.00	2,915.00	4,500.00
172000	Maint Bldg--Pest/Vermin Control	120.00	0.00	120.00
172200	Maint Bldg--Plumbing & Drainage	6,000.00	0.00	6,000.00
178400	Maint Grounds--Lawns & Gardening	2,270.00	14,560.00	7,920.00
177800	Maint Grounds--Reticulation	8,000.00	1,702.63	8,000.00
159300	Site Visit	0.00	267.79	0.00
190200	Utility--Electricity	450.00	22.13	450.00
191300	Utility--Water Rates & Consumption	3,500.00	2,051.71	3,500.00
	Total expenses	29,400.00	27,752.07	36,193.00
Surplus/Deficit		5,600.00	7,962.94	(1,193.00)
	Opening balance	16,703.78	8,740.84	8,740.84
Closing balance		$22,303.78	$16,703.78	$7,547.84

Total units of entitlement	12	12
Levy contribution per unit entitlement	$2,916.67	$2,916.67

Reserve Fund

		Approved budget	Actual 01/07/2025-30/06/2026	Previous budget
Revenue				
242500	Interest on Arrears--Reserve	0.00	4.40	0.00
243000	Levies Due--Reserve	1,000.00	1,001.40	1,000.00
	Total revenue	1,000.00	1,005.80	1,000.00
Surplus/Deficit		1,000.00	1,005.80	1,000.00
	Opening balance	9,267.52	8,261.72	8,261.72
Closing balance		$10,267.52	$9,267.52	$9,261.72

Total units of entitlement	12	12
Levy contribution per unit entitlement	$83.33	$83.33