

NOTICE AND AGENDA

Notice is hereby given that the Annual General Meeting of Owners Corporation Plan No.2470, 162 Power Street, Hawthorn, will be held on 17 February 2009 at Unit 5, 162 Power Street, Hawthorn commencing at 7:00pm. The meeting will conclude by 8:00pm.

At the meeting the members can:

- Consider reports from the committee and Manager
- Consider financial statements and the annual budget
- Vote to appoint a committee
- Vote to approve delegations

In accordance with the Owners Corporations Act:

You have a right to appoint a person (proxy) to represent you at this meeting

To appoint a proxy you need to complete an 'Owners Corporation Proxy Form' and return it to the Secretary before the meeting. Proxy forms are available from the Owners Corporation or Consumer Affairs Victoria on 1300 55 81 81 or www.consumer.vic.gov.au, or http://www.powerst.innobiz.com.au/proxy_form.doc. If appointing a Power of Attorney as a proxy, please attach a copy of the Power of Attorney.

AGENDA ITEMS:

No. Description

- 1 Election of chair, apologies, proxies, quorum & entitlement to vote, and nomination of minute taker
- 2 Minutes of Previous Meeting
Minutes of the 2008 AGM held on 27 May 2008 has been circulated (copies are available for download at <http://www.powerst.innobiz.com.au/2008AGMminutes.pdf>)
- 3 Business arising from Minutes of previous Meeting
- 4 Consideration of Reports
 - Committee's report
 - Committee persons: Chair: Beth Calthorp; Secretary Russell Dawe
 - Move to self management
 - Transfer of financial matters to Owners Corporation
 - Development and use of Power St website
 - Garden maintenance
 - Plantings
 - Watering
 - Death of Birch tree
 - Access way, north side Block 1
 - Replacement of Letter Boxes
 - Replacement of galvanised water pipe
 - Several plumbers have been requested for quotes – quotes have been relatively difficult to obtain, and have ranged from no quoted amount, just an hourly charge to in excess of \$8000
 - Investigations into water costs
 - Yarra Valley rates charges have been investigated and shown that the cost of water is the lowest part of the charge: of the order of \$35 in a total bill of \$212.
 - Grievance Committee report on complaints and disputes
 - NIL
 - 4Site report re Financial Statements
 - Financial statements for 2008 are available on the Owners Corporation's website
 - http://www.powerst.innobiz.com.au/meeting_index.htm

NOTICE AND AGENDA

- 5 Consideration of financial matters
 - Details of insurance and insurance valuation and review
 - Proposed Budget
The proposed 2009 budget is available on the Owners Corporation's website
http://www.powerst.innobiz.com.au/meeting_index.htm
 - Proposed fees
The proposed 2009 fee statement is available on the Owners Corporation's website
http://www.powerst.innobiz.com.au/meeting_index.htm
 - Fees are payable on a half yearly basis, payable within 28 days of the date of issue of fee invoices. Outstanding balances will be subject to interest at the then applicable government penalty interest rate (currently 11%pa). Where payments, or any part thereof, is outstanding as at the due date the Owners Corporation accountants will issue an invoice/notice for the Outstanding amount – this invoice/notice will itself attract an additional charge of \$25.00 (charged by the accountants for each invoice/notice issued) plus the interest outstanding as at that date. Interest will continue to accumulate on the outstanding amount – and on any outstanding interest payments – at the designated rate to the date of payment of the amount in full.
- 6 Election of Committee
- 7 Appointment of Secretary
The Committee will elect its Chairperson and Secretary
- 8 Other Business

Details of Person giving this Notice

Russell T. Dawe

Secretary, Owners Corporation Plan 2470

Address: Owners Corporation, 162 Power Street, Hawthorn, 3122

Phone: 0419 308 466