

162 POWER STREET, HAWTHORN

OWNERS CORPORATION PLAN 2470

Minutes of the Annual General Meeting of the Owners Corporation held in Unit 7, 162 Power St., Hawthorn on 10 February 2010 commencing at 7:30pm.

1 Election of chair, apologies, proxies, quorum & entitlement to vote, and nomination of minute taker

Unit 1 Nan Durance	Proxy to Zofia Sagala
Unit 2 Sue Bowman	Apology
Unit 3 Zofia & Norbet Sagala	✓
Unit 4 Amanda Dymond	✓
Unit 5 Margaret Wallis	✓
Unit 6 Simon McDonald	✓
Unit 7 Sisters of Mercy Melbourne Congregation	Proxy to Maureen McManus
Unit 8 Joyce Grimshaw	Proxy to Russell Dawe
Unit 9 Sisters of Mercy Melbourne Congregation	Proxy to Maureen McManus
Unit 10 Elizabeth Dawe	Proxy to Russell Dawe & Ctee proxy
Unit 11 Anthony Lewis	✓
Unit 12 Carl & Angela Chen	Proxy to Russell Dawe

IN ATTENDANCE

Damien Cairns, 4Site

Russell Dawe was nominated Chairperson for the meeting.

2 Minutes of Previous Meeting

The minutes of the 2009 AGM, having been circulated prior to the meeting, were taken as read and were confirmed.

Moved Anthony Lewis, Seconded Simon McDonald (10/0/0)

3 Business arising from Minutes of previous Meeting

- Replacement of galvanised water pipes.
No direct action on replacement. Some units have installed bench-top water filters (at cost of approx \$100 each) which are proving relatively satisfactory
- Gardens - 'block 1'
It was noted that communication with Pinchens about the needs for the gardens and surrounds of block 1 appeared to have improved through use of the whiteboard and identified jobs had been tackled.

4 Consideration of Reports

▪ Committee's report

The secretary reported on:

- Committee membership 2009
- Birch removal and replacement
- Flooding in U10 & U12 from storms
- Insurance claims
 - U12 - glass in door
 - U12, U10 damage through water ingress from storm
 - U2 storm damage to door
 - U5 water leaking from U6 above (into 2010)
- Repairs to paving in driveway
- Repairs to clothesline (line to be replaced)
- Northside tea-tree screen fence
- Northside damp damage to garage wall 8 Power Ave. (into 2010)
- Website maintenance

Moved Margaret Wallis, Seconded Simon McDonald, (10/0/0)

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6 Consideration of financial matters

Financial Statements: (statements provided by MBCMH for 2007)

Financial reports for 2009 were made available prior to the meeting. It was noted that:

Income received for 2007 was reported as	\$35,154.29
Expenditure for the year was reported as	\$16,175.16
leaving an overall surplus for the year of	\$18,995.13

In response to questions it was noted that the 2010 insurance premium cost had increased substantially.

Details of insurance and insurance valuation and review

It was noted that the insurance with CHU had been renewed for 2009:

Property	\$5million
Public risk	\$20million

Proposed Budget

The budget as proposed by the Committee was discussed.

It was noted that \$1400 of anticipated interest earned funds had been included in the budget, thereby reducing the contributions required of owners and that 2009 interest earned, in a low interest period following the global financial crisis, had gone a long way towards meeting the basic costs of the accountants.

It was agreed that the budget for routine operation for 2010 should stand as:

Power St., Financial plan 2010

CATEGORY	BUDGET 2010
Accountancy fees	\$ 1,600.00
Investment of funds	\$ 480.00
Invoices/cheques	\$ 600.00
Interest earned	-\$ 1,000.00
Insurance Premiums	\$ 6,012.00
Electricity	\$ 200.00
Gardening	\$ 3,500.00
Repairs & Maintenance	\$ 3,000.00
Window cleaning	\$ 1,400.00
Disbursements	\$ 400.00
Gutter cleaning	\$ 475.00
Bank fees	\$ 85.00
	\$16,752.00
Levies	
Programmed Maintenance	\$16,500.00
Stair cleaning	\$ 500.00
Total Levies	\$17,000.00
Total expenditure	\$33,752.00

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■ Proposed fees

It was agreed that the fees for 2010 should be as set out below.

Unit	Liability	Basic	Levy1	Levy2	Total 2010	Jan	July
		\$ 16,752.00	\$ 16,500.00	500			
1	36	\$ 1,896.45	\$ 1,867.92		\$ 3,764.38	\$ 1,882.19	\$ 1,882.19
2	24	\$ 1,264.30	\$ 1,245.28		\$ 2,509.58	\$ 1,254.79	\$ 1,254.79
3	32	\$ 1,685.74	\$ 1,660.38		\$ 3,346.11	\$ 1,673.06	\$ 1,673.06
4	30	\$ 1,580.38	\$ 1,556.60		\$ 3,136.98	\$ 1,568.49	\$ 1,568.49
5	32	\$ 1,685.74	\$ 1,660.38	62.5	\$ 3,408.61	\$ 1,704.31	\$ 1,704.31
6	22	\$ 1,158.94	\$ 1,141.51	62.5	\$ 2,362.95	\$ 1,181.48	\$ 1,181.48
7	22	\$ 1,158.94	\$ 1,141.51	62.5	\$ 2,362.95	\$ 1,181.48	\$ 1,181.48
8	22	\$ 1,158.94	\$ 1,141.51	62.5	\$ 2,362.95	\$ 1,181.48	\$ 1,181.48
9	22	\$ 1,158.94	\$ 1,141.51	62.5	\$ 2,362.95	\$ 1,181.48	\$ 1,181.48
10	22	\$ 1,158.94	\$ 1,141.51	62.5	\$ 2,362.95	\$ 1,181.48	\$ 1,181.48
11	32	\$ 1,685.74	\$ 1,660.38	62.5	\$ 3,408.61	\$ 1,704.31	\$ 1,704.31
12	22	\$ 1,158.94	\$ 1,141.51	62.5	\$ 2,362.95	\$ 1,181.48	\$ 1,181.48
318		\$ 16,752.00	\$ 16,500.00	500	\$ 33,752.00	\$ 16,876.00	\$16,876.00

It was noted and agreed that:

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 10.5%pa) unless prior arrangements had been made in writing with the Owners Corporation accountants (4Site).

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.

Under the Owners Corporations Act any owner who is not fully 'paid up' is ineligible to be elected to, or to continue to be, a member of the Committee

7 Election of Committee

Subject to their eligibility under the Victorian Owners Corporations Act, Russell Dawe, Margaret Wallis, Anthony Lewis and Zofia Sagala were elected to the committee for 2010. Rosemary Duck to continue as gardens coordinator.

Moved Anthony Lewis, Seconded Zofia Sagala (10/0/0)

8 Appointment of Secretary

9 Appointment of Chairperson

It was noted that the Committee would appoint its Secretary and Chair.

10 Other Business

Unit 2 works

Concern was expressed at the extent of the internal works undertaken in Unit 2 without any consultation with the committee. Owners of other units in block 1 expressed concern that the works may have had some adverse structural effect - with some issues with doors being noted since the works began. Concern was noted that the 'excavation' of large bluestone slabs may have some relation to, and impact on, the building's foundations.

The Committee was instructed to make the owner of Unit 2 aware of the above concerns and was also instructed to arrange for an independent inspection of the works through Archicentre to ensure that they had had no adverse effect on the structure or its foundations. Should any such effect be found or identified then the owner of Unit 2, being responsible, would be required to pay for all inspection costs and to immediately restore any and all affected parts of the building.

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Electricity

It was noted that currently owners were currently paying something of the order of \$2500 (total - around \$200 per unit plus the Owners Corporation) simply for the electricity supply (plus the cost of power consumed) and that, with the introduction of the "smart meters" that cost would rise very substantially. Under the new "smart meters" the supply cost would, it was suggested, increase by 18% plus a substantial charge for the new meter. The Committee was requested to investigate the possibilities for savings through a single electricity supply and meter with service and power costs then being divided amongst the owners according to a pre-determined formula.

The meeting closed at 8:20pm

Maureen McManus was thanked for her hospitality in hosting the meeting

Confirmed as a true record

Chairperson