

2020

**PROPRIETORS STRATA PLAN SP 94251  
ANNUAL GENERAL MEETING 27/08/2020**

**MINUTES**

Meeting opened 7.00 pm

Attendance: Steve and Pam Emerson – unit 1

Kim Grinham – unit 2

Tiffany Elliott – unit 3

Welcome to Tiffany included a brief explanation of the history of the running of the complex.

Previous minutes presented and accepted.

- Trees down driveway were cutback after discussion over quotes and decided to go with Kim's tree lopper quote. Each unit contributed to cost. We used our council clean-up allowances to remove the foliage.

General Business:

- Lantana growing over fence at unit 3 needs to be cut back
- Pest inspection – Pam to get quote for pest inspection for complex.
- We had driveway pressure cleaned.
- Clean out drain near unit 2 and replace mesh.
- Title deed tabled
- Col (unit 2) painted the rust on beams in his unit.
- Organise weekend for cutback of lantana in unit 3.

Meeting closed 8.00 p.m.



2020

**NOTICE**  
**STRATA PLAN SP94251**  
**NOTICE OF MEETING**

Notice is hereby given of a Special General Meeting to be held at the home of Stephen and Pamela Emerson, 1/39 Surf Street Long Jetty.

Date and time: Thursday 27<sup>th</sup> August 2020 at 1900 (7.00 pm)

Light meal provided. BYOG. Please advise of any dietary needs.

Agenda items:

- 1) To welcome our new neighbour at no. 39, Tiffany and provide familiarisation about what we do here at SP94251 and seek any feedback on issues /concerns Tiffany may have regarding Body Corporate, domestic or property.
- 2) Treasurer Report. Bank balances, transactions, issues. Maintenance levies for Administration Account and Capital Works Account.
- 3) Correspondence.
- 4) Previous minutes from last AGM.
- 5) Business arising.
- 6) General Business.

Pest Inspection (probably now due)

Clean Driveway *done by Gary*

Gutters

Other

Meeting Closed:

*20.01*

Stephen Marsden Emerson  
Justice of the Peace  
For and in the State of New South Wales  
Reg. No.

*New milk jet for  
potter*

*Admin A/c \$2708.27  
Cap Wks A/c \$5862.44*

*0484*

*776925*

SPR

STRATA PLAN SP94251

NOTICE OF MEETING

Notice is hereby given of a Special General Meeting to be held  
at of Steve and Pam's 1/39 Surf Street Long Jetty.

Date and time: Thursday <sup>27/8</sup> ~~7/10~~ 2020 at 1930 (7.30 pm)



AGENDA

OPENED:

Apologies:

Minutes of previous AGM.

Financials: Deposits, Withdrawals, Balances carried forward.

Agenda items:

- 1) To officially welcome our new neighbour at no. 39, Tiffany and provide familiarisation about what we do here at SP94251 and seek any feedback on issues /concerns Tiffany may have regarding Body Corporate, domestic or property
- 2) Correspondence. -GIO Insurance policy. To discuss the proposed increase in premium, refer to General Business for motion to increase
- 3) Previous minutes from last AGM.
- 4) Business arising

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## GENERAL BUSINESS

GIO increase in premium by \$11.67 per month to a total of \$101.24 for the property policy with GIO. Motions to increase our premium by \$12.00 each per month to cover the premium increase.

Gutters any observations on condition. Repairs required?

Pest inspection. To ask Tiffany if one carried out for unit 3 and any findings. Will this inspection suffice for the present?

Other

Meeting Closed:

Ref: sp94251SGM07102020