

**MINUTES OF THE ANNUAL GENERAL MEETING
UNITS PLAN 2000/29
17 CORMORANT STREET, BAKEWELL NT 0832**

HELD: Shop 2 Palmerston Shopping Centre, Palmerston NT 0830

TIME: 5:58pm Monday 7th November 2022

ITEM 1

PRESENT: Unit 1 Denise Rondot
Unit 5 Lisa Cadd
Unit 7 Daniel Gerlach
Unit 9 En Wang & Peter Brady

PROXY: Unit 1 Mr Malcolm Richardson proxy to Denise Rondot
Unit 2 Sandip & V Ramani proxy to Peter Brady
Unit 4 Glenda Ramsey proxy to Lisa Cadd
Unit 6 Patrick Wicik proxy to Peter Brady

APOLOGIES: Unit 3 Malcolm & Sue Tomes

Representing Castle Real Estate – Debbie Tanti

QUORUM:

The manager declared a quorum was in attendance and the meeting proceeded.

ITEM 2

CHAIR:

MOTION: It was agreed Debbie Tanti, the representative of Castle Real Estate would chair the meeting on behalf of the owners present.

Carried

ITEM 3

CONFIRMATION OF PREVIOUS AGM MINUTES:

MOTION: It was agreed to accept the minutes from the previous AGM held on 8th December 2021 as a true and accurate record.

Carried

ITEM 4

BUSINESS ARISING FROM PREVIOUS AGM MINUTES:

As requested by those present, the Committee Chair provided updates on the general business from the previous AGM

- Drainage is still under discussion at a committee level
- Irrigation works to the verge were undertaken by Peter, resulting in a saving to the Body Corporate of approximately \$2,000.00
- Paving Repairs have been completed at the entrance

- Painting has not been undertaken; however, the painter has advised they are happy to attend and complete touch ups to any area that requires it. Painting is still under discussion at a committee level.
- General repairs to windows were not done as no windows were identified as being of concern during the previous wet season.

ITEM 5

ACCEPTANCE OF FINANCIAL REPORT:

The manager presented all owners with a copy of the financial report for the period 1st November 2021 – 31st October 2022.

MOTION: It was agreed to accept the financial statement as presented.
Carried

ITEM 6

APPOINTMENTS:

MOTION: To appoint Castle Real Estate as managing agents until the next Annual General Meeting.
Carried

MOTION: It was agreed to appoint the following members to the committee:

Peter Brady	-	Member
Lisa Cadd	-	Member
En Wang	-	Member

Carried

ITEM 7

INSURANCE:

The current details of the Body Corporate Insurance Policy:

Broker	MGA Insurance Brokers
Insurer	Millennium General Insurance (Underwritten by TIO)
Building Cover	\$4,800,000
Renewal Date	31 st March 2023

It was agreed the Body Corporate Manager would obtain quotes from alternative brokers for discussion at committee level when the insurance renewal falls due.

It was further agreed that the committee would advise the methodology in choosing the insurance policy at the next AGM.

ITEM 8

PROPOSED BUDGET:

The Body Corporate Manager tabled a proposed budget for \$36,000.00 for the Administration Fund and \$1,300.00 for the Sinking Fund.

It was further agreed to transfer \$10,000.00 from the Administration Fund to the Sinking Fund.

MOTION: It was agreed to accept the proposed budget and transfer funds from the Administration Fund to the Sinking Fund.

Carried

ITEM 9

GENERAL BUSINESS:

Drainage: It was agreed by those present that the committee is to investigate options to improve the drainage at the complex.

Pets: Several units have been identified as having pets without them being approved by majority resolution.

The Unit Titles Act, more specifically the Articles, requires a majority resolution be passed to permit a pet at the complex. The owners present agreed that the AGM cannot pass the resolution as it would be unlawful to do so as the committee of a Body Corporate is unable to pass a majority resolution. A majority resolution requires the number of the votes counted in favour of the motion exceeds 50% of the total number of the units.

Pet application forms were sent to all residents, with the intention of tabling a motion for their approval.

Applications were received for pets in units 2,3,5,7 and 9.

MOTION: The Body Corporate gives conditional permission to owners and their tenants for pets registered prior to this AGM, being units 2,3,5,7 and 9.

Those in favour – 7

Those against – 0

Those abstaining – 0

Motion Carried

MOTION: the Body Corporate gives conditional blanket approval for dogs and cats to reside in the complex as per the Palmerston City Council pet by-laws.

Those in favour – 5

Those against – 2

Those abstaining – 0

Motion Failed

MOTION: The Body Corporate defers to the Articles of the Unit Titles Act when considering pet applications.

Those in favour – 7

Those against – 0

Those abstaining – 0

Motion Carried

All owners are to be aware that approval for pets must be sought by majority resolution at a duly convened meeting of the Body Corporate. Each pet brought into the complex requires such approval. If an owner removes a pet for any reason, they are not automatically permitted to replace it with another but must seek approval at a duly convened meeting.

Parking: Residents have been parking on the common property of the complex, instead of their designated car parks.

MOTION: The Body Corporate agrees that common property is not to be used for regular daily parking.

Those in favour – 5

Those against – 2

Those abstaining – 0

Motion Carried

The manager is to draft a letter, which is to be referred to the committee for final approval. This letter is to be sent to all owners and property managers, as well as a copy placed in all letterboxes at the complex.

All complaints regarding parking on common areas are to be referred to the committee for assessment before being addressed with the relevant parties.

It is to be noted that as this is a House Rule, approval is by ordinary resolution.

Isolation Valves: The committee advises they have undertaken inspections of all isolation valves at the complex and have identified issues with 3 valves.

It was agreed by those present that the isolation valves for units 4 and 7 be repaired, and the valve for unit 3 to be investigated to see if additional repairs are required.

Those in favour – 7

Those against – 0

Those abstaining – 0

Motion Carried

Unit 9 screen: The owner of unit 9 requested approval to install a second screen to the columns of their car port, identical in style to the other screen they have installed.

As noted at the previous AGM, additions of this nature, although insured under the building insurance policy, remain the responsibility of the owner. All maintenance of the screens, including removal as required, would be the at the owners' expense and not the Body Corporate.

Those in favour – 7

Those against – 0

Those abstaining – 0

Motion Carried

Paw Paw Tree: Unit 7 expressed concern with the paw paw tree that was growing in a common property garden adjacent unit 9 near where body corporate had paid to have a large palm that was causing damaged removed. At the time of the meeting unit 9 wished to note that the small paw paw tree was not causing any concern or damage to common property at this time. Since the meeting the committee chair wishes to note that the paw paw tree has been removed

ITEM 10

SCHEDULING OF THE AGM:

It was requested that the manager schedule the next AGM at the conclusion of the current financial year.

ITEM 11

CLOSURE:

There being no further business the meeting closed at 8:45pm.