

Edgewater Service Ltd

C/- BBC Strata Management, 42/738 Burke Road, Camberwell, VIC. 3124
www.edgewater Towers.com.au

EDGEWATER SERVICE LIMITED 12 MARINE PARADE, ST KILDA

MINUTE OF THE 2014 ANNUAL GENERAL MEETING OF MEMBERS OF EDGEWATER SERVICE LIMITED

HELD AT THE ST KILDA SOLDIERS & SAILORS MEMORIAL HALL BUILDING
1ST FLOOR, 88-90A ACLAND STREET ST KILDA

WEDNESDAY 18TH FEBRUARY 2015

PRESENT:	<u>NAME</u>	<u>APARTMENT</u>
	Mr Ty Brierley	GF
	Mr Shane Jenkins	GH
	Mr & Mrs Fonias	1C
	Mr John Van Der Laan	2A
	Mr G Smyth	2C
	Mr R Fonteyne	2E
	Mr D Shaw	2G
	Ms Elyse Donaldson	2H
	Mr Russell Jessop	3A
	Mr A Herzberg	4C
	Mr Mark Brickles	4G
	E Van Der Kooi	5C
	Ms D Kilsby	5D
	Mr R & Mrs M Manning	6B
	Ms Judith Curtain	6D
	Mr A & Mrs S Singer	6H
	Mr G Dunne	7E
	Mr M Macdonald	7F
	Mr A Harvey	8C
	Ms P Lever	9B
	Mr M Cass & Ms L Nguyen	9E
	Ms P Collins	9F
	Mr S & Mrs S Kohn	9H
	Mrs A Zavod	10B
	J Bebe	10F
	Mr M Edwards	10G
	Ms A Wilkinson	11A
	Ms C Dolling	11D
	Ms M Wilson	11G
	Mr & Mrs L King	12C
	Mr A Schwarz	12D
	Mrs A Black	12F
	Dr N Edwards	12H
PROXIES:	Mr G. Verginis & Ms M Singh	4H
	In favour of Anne McVean BBC Strata	
	Ms K Gravell	9G
	In favour of Claire Graham	
	Mr M Koronczyk & Ms A Walker	10A
	In favour of Anne Zavod	

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IN ATTENDANCE:

Anne McVean – BBC Strata Management

CHAIRPERSON:

IT WAS RESOLVED to appoint Mr Sym Kohn to act as the Chairperson of the Meeting

**MINUTES OF
PREVIOUS ANNUAL
GENERAL MEETING**

IT WAS RESOLVED that the minutes of the Annual General Meeting held on 18th December 2013, as presented to the Meeting, be confirmed as a true and accurate account of proceedings at that Meeting.

FINANCIAL STATEMENTS:

The financial statements that were audited by the registered company Auditor Mr Peter Cursio – Cursio & Co, and the new budget were **presented at the meeting.**

**APPOINTMENT OF
DIRECTORS:**

Mr Ty Brierly, Mr Mark Brickles, Mr Russell Jessop, Mr John Van Laan, having retired in accordance with the Service Agreement, and being eligible and have offered themselves for re-election, were elected unopposed.

It was noted that the following Directors remain in office having previously been appointed.

<u>Name</u>	<u>Apartment</u>
Sym Kohn	9H
Shane Jenkins	GH

**APPOINTMENT OF
AUDITOR:**

IT WAS RESOLVED appoint Cursio & Co as the new accounting and auditors for the auditing and accounting services required for the Service Company.

INSURANCE:

It was Resolved that the Manager obtain quotes for insurance cover prior to renewal date 20/08/2015 and submit them to the Directors for their decision.

Insurer	CHU
Building	\$ 47,107,000.00
Excess	\$ 1,000.00
Public or Legal Liability	\$ 20,000,000.00
Voluntary Worker	\$ 200,000.00
Fidelity Guarantee	\$ 100,000.00
Office Bearer's Legal Liability	\$ 5,000,000.00
Machinery Breakdown	\$ 5,000.00
Excess	\$ 500.00

For further information please refer to the policy

PLEASE NOTE IF AN INSURABLE EVENT IS CAUSE BY YOUR APARTMENT i.e. (Burst Hot Water Unit), THEN THE OWNER OF THAT APARTMENT WILL BE LIABLE TO PAY THE EXCESS AS DISCUSSED AT THIS MEETING.

Members are reminded that the Service Company Insurance **does not** cover contents or owner's chattels, including Carpets and floating floors, inside the apartment. Each owner should have Contents Insurance with includes personal Public Liability. Landlords are advised to have Landlords Contents cover.

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SCHEDULE OF FEES:	The quarterly fees will increase from \$1,050.00 to \$1,300.00 per quarter. As the 01/01/15 to 31/03/15 quarter levies have been already sent to all owners we will now raise a deficit levy of \$250.00 to cover this increase. Please see attached.
CHAIRMAN'S REPORT:	Mr Sym Kohn, the chairman of the Board of Directors, along with other Board members, gave visual presentation featuring the major works completed during 2014. The report also outlines the projects planned for 2015. Detailed report attached.
GENERAL BUSINESS:	
Water Pressure:	<p>At the last annual general meeting Adrian Constable raised the issue of the lack of water pressure for the top floors.</p> <p>During 2014 the Board engaged a consultant engineer to report on this issue.</p> <p>The cost, as discussed at the meeting, would be in the vicinity of around \$16,000.00 per apartment on floors 9, 10, 11 & 12 only.</p> <p>If owners on these floors wish to proceed they would have to do so collectively and bear all of the cost.</p>
Pictures in Hallways:	Mrs Sheila Singer submitted a petition from some owners (25 apartments) generating lengthy discussion amongst many of the owners present. The Board advised that it was unanimously opposed to any art work/painting/photos to be placed back on the walls. The Board also stated that they may consider the issue after all major projects have been completed.
Using Roof for Advertising:	This idea was raised and discussed. At this stage the board decided not to proceed with any advertising on the roof.
Who can use the Roof:	<p>This was discussed. As some owners were not happy at the prospect that only owners can use the roof top once completed.</p> <p>The Board will seek owners input and ideas on the roof on a future date.</p>
Solar Panels on Roof:	This idea was raised and discussed. The idea was dismissed at this stage but would maybe be looked at again in the future.
Enclosed Balcony:	If these balcony windows require repairs the owner must first seek permission from the Board in writing. The cost for all repairs must be borne by the owners.
Air Conditioning Units and HWS On the outside of Building:	The board will be issuing breach notices to owners who have air conditioner condensers or HWS units placed on the outside of the building. The Board will give these owners a reasonable time frame to rectify this issue.
Overdue levies:	If owners are struggling with payment of their quarterly levies, they should contact the Board through BBC Strata Management and seek to make a payment arrangement. The Board will be sympathetic to owners making a genuine attempt to clear their debt. Legal action will be taken automatically against any owner with a debt greater than \$2,000.
Rubbish Shute:	It was stated that abuse of the rubbish shute is still continuing and if it does not cease, may result in the shute being closed.

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- Motor Bikes:** Owners who own/use a motor bike must provide a spreader plate for the kick stand to prevent the stand sinking into the bitumen.
- Key Safe:** Owners must not install a key safe onto the gate – this will be cut off.
- Smoking:** If you wish to smoke please move away from the building as smoking on the common property is prohibited.
- Illegally parked Stickers:** Vehicles that are illegally parked will now have a sticker placed on their windscreen. Owners must inform their agents of this rule so they can pass this onto tenants. If contractors are out working in your unit, please inform them that their telephone number must be clearly marked on their vehicle so that a request to move the vehicle can be made, if required.
- Various:** The following requests were made:
- Laundry floors to be washed weekly.
 - Trees to be straightened.
 - Unlock 9B Laundry Windows.
 - Times to be diarised to change the washing machine settings during day light savings.
- Good News Stories:**
- 54% Owner Occupier
 - Agents are saying good things about Edgewater
 - “Sought after, iconic Edgewater Towers” – Wilson
 - “Iconic modernist Edgewater Towers” – Hodges
 - “Beautifully refurbished and iconic St Kilda building”
– Chisholm & Gamon
 - “Mid-century modern” – Bekdon Richards
 - “Divine period features” – Hodges
 - “The building has been restored to its original grandeur” – Wilson
 - “Landmark complex” – Greg Hocking
 - Melbourne Open House planned for 2015.
 - Lift upgrade planned for the future.

THERE BEING NO FURTHER BUSINESS THE MEETING WAS DECLARED CLOSED AT 9:30pm