

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 2016 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

Monday 5th December 2016

PRESENT:	<u>NAME</u>	<u>APARTMENT</u>
	Mr Ty Brierley	GF
	Mr Shane Jenkins	GH
	Mr John Van Der Laan	2A
	Adela McMurray	2E
	Mr D Shaw	2G
	Mr Russell Jessop	3A
	Ann Moss	4A
	Huong Thein Le	4F
	Mr Mark Brickles	4G
	Mr J Leighton	5B
	Ms D Kilsby	5D
	Kim Douglas	5H
	Craig Nobbs	6A
	Mr R & M Manning	6B
	Judith Curtain	6D
	N Buckley & B Bilsland	7G
	Mr A Harvey	8C
	Ms P Lever	9B
	Mr M Cass	9E
	Patricia Collins	9F
	Mr S & Mrs S Kohn	9H
	Caroline Dolling	11D
	Margaret Wilson	11G
	Mr A Schwarz	12D
	Mrs Anne Black	12F
	Dr N Edwards	12H
PROXIES:	Rebecca McLean	6E
	In favour of Eric or Adam –NOT PRESENT	
	Mr A & S Singer	6H
	In favour of Caroline Dolling	
	Vuong Hung & Helen Nguyen	8A
	In favour of M Cass	
	Vuong Hunt Nguyen	9D
	In favour of M Cass	
	Anne Zavod	10B
	In favour of Sym Kohn	
	Nicholas Fowell	11E
	In favour of Ty Brierley	
	Christie Kelso	12B
	In favour of Grant Padula	

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APOLOGIES:

Mr B Edwards

10G

IN ATTENDANCE:

Anne McVean – BBC Strata Management

CHAIRPERSON:

IT WAS RESOLVED to appoint Ty Brierley to act as the Chairperson of the Meeting.

**9B Moved 12B Second
Motioned Passed**

**MINUTES OF
PREVIOUS ANNUAL
GENERAL MEETING**

IT WAS RESOLVED that the minutes of the Annual General Meeting held on 14th December 2015 as presented to the Meeting, be confirmed as a true and accurate account of proceedings at that Meeting.

**2A Moved 6A Second
Motion Passed**

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.

SCHEDULE OF FEES:

The quarterly fees will decrease from \$1,360 to \$1,250 per quarter. Commencing the 01/01/17 to 31/03/17.

IT WAS RESOLVED to accept the financial statements and fees.

**6A Moved 2A Second
Motion Passed**

APPOINTMENT OF

IT WAS RESOLVED that Ty Brierley, Matthew Edwards and Mark Brickles having retired in accordance with the Service Agreement, and being eligible and having offered themselves for re-election, were declared elected unopposed.

**5H Moved 9B Second
Motion Passed**

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

<u>Name</u>	<u>Apartment</u>
Shane Jenkins	GH
John Van Der Laan	2A
Russell Jessop	3A
Sym Kohn	9H

**APPOINTMENT OF
AUDITOR:**

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

**9H Moved 9F Second
Motion Passed**

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CHAIRMAN'S REPORT:

Ty Brierley, the Chairman of the Board of Directors, along with other Board members, gave a presentation supporting the Chairman's report (attached)

GENERAL BUSINESS:

Leaks from Roof:

12F wasn't happy with the fact that her apartment was damaged during the roof waterproofing stage. They will be claiming damages and loss of rent and would also like the building insurance to pay for her carpet. The Directors stated that once the waterproofing had been finished then all level 12 claims would be considered.

Steam Cleaning of Carpets:

If owners are noticing stains on the carpets please inform BBC Strata Management.

Strata Conversion:

A general discussion regarding the conversion process occurred and the members were advised (as contained in the Chairman's report) that there will be a forum in the new year to discuss the conversion and address any questions.

The questions asked were:

Will the water bills change? – The members were told that the Board had investigated individual meters and that they were not practical (due to two meters being required for each apartment and their location would need to be in each apartment) nor were they financially viable as the cost would far exceed any reasonable recovery by an individual lot.

How will this impact on fees – Entitlement and Liabilities may change with the conversion however this would be a point of discussion at the forum. Changing lot entitlement and liability would be one way to address the inequality in the water billing so that larger apartments (2 and 3 bedrooms) pay a slightly higher share of the water bills (which are currently split equally between all apartments). This would then have an impact on fees and will be discussed in the open forum.

Short Stays:

Following the Chairman's report regarding short stays, there was a discussion regarding the short stays.

Decrease in Fees:

Members were happy with this outcome.

THERE BEING NO FURTHER BUSINESS THE MEETING WAS DECLARED CLOSED AT 9.19pm

SIGNED and DATED as a correct record

Ty Brierley, Chairman

IT IS NOTED:

INSURANCE:

The Manager obtain quotes for insurance cover prior to renewal date 20/08/2017 and submit them to the Directors for their decision.

Insurer

CHU Policy No. 13307

Edgewater Service Ltd

Building	\$ 47,107,000
Excess	\$ 500
Public or Legal Liability	\$ 20,000,000
Voluntary Worker	\$ 200,000
Fidelity Guarantee	\$ 100,000
Office Bearer's Legal Liability	\$ 5,000,000
Machinery Breakdown	\$ 5,000
Excess	\$ 500

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.