



**MINUTES OF 2022 ANNUAL GENERAL MEETING  
OWNERS CORPORATION PLAN NO. PS743082B  
12 MARINE PARADE, ST KILDA VIC 3182 (EDGEWATER TOWERS)**

The meeting of the Owners Corporation was held via Zoom on  
**Tuesday – October 25<sup>th</sup> 2022 at 6:00pm**

**1. Registration of Attendance, Apologies, Proxies**

**1.1 Present**

<u>Name:</u>	<u>Lot</u>
Caroline Duyvestyn	GH
Michael Renzella (Rosajean Pty Ltd)	1A, 1B
John Van Der Laan	2A
Don Shaw	2G
Russell Jessop	3A
Ana Mikulic	3E
Linsay King	4A
Mark Brickles	4G, 10F
Jennifer Delahunt	5F
Aaron Scott	5G
Craig Nobbs	6A
Heath Taylor	6C
Roger Hackworth	6F
Leonie Rosenzweig	6H
Noel and Brenda Buckley	7G
Marg Harvey	8C
Morgan Adams	9G
Michael Cass	9E, 8A
Sym and Susan Kohn	9H
Colin Trewern	10A
Brad Jamieson	11F
Nancye Edwards	12H

**1.2 Apologies**

Nil

**1.3 Proxies**

Angela Leighton	5A, 5B	in favour of Russell Jessop
Di Kilsby	5D	in favour of Jenny Delahunt

**1.4 Other Attendees**

Tal Sahar    Owners Corporation Manager, Tideways Pty Ltd



## 1.5. Quorum

As less than 50% of 101 lots were represented either in person or by way of proxy, a quorum was not declared. The meeting proceeded with all decisions being “interim decisions”. The interim decisions become decisions of the Owners Corporation if no petitions are received within 29 days from the date of the meeting as per s78. of the Act.

### **Owners Corporation Act 2006**

#### Section 78. Can a general meeting proceed even without a quorum?

- (1) Subject to sub-section (4), if there is not a quorum, the general meeting may proceed but all resolutions are interim resolutions.
- (2) Notice of all interim resolutions and the minutes of the meeting at which the interim resolution is made must be forwarded to all lot owners within 14 days of the meeting.
- (3) The minutes must be accompanied by a notice setting out the effect of sub-section (4).
- (4) Interim resolutions become resolutions of the owners corporation:
  - a) Subject to paragraphs (b) and (c), 29 days from the date of the interim resolution; or
  - b) If notice of a special general meeting is given within that 29 day period and the meeting is held within 28 days after the notice is given, only if confirmed at that meeting; or
  - c) If notice of a special general meeting is given within that 29 day period and the meeting is not held within 28 days after the notice is given, at the end of that 28 day period.

Note: The effect of sub-section (4) is that an interim resolution cannot be acted on for 29 days after it is made but if notice of a special general meeting is given within that 29 day period, the interim resolution cannot be acted on until the resolution is confirmed at that meeting (which must be held within 28 days after the notice is given) or if the meeting is not held, until the end of that 29 day period.

## 2. Adoption of Meeting Rules

**IT WAS RESOLVED** that the meeting rules listed in the explanatory notes that were circulated with the meeting documentation, be adopted.

Motion carried without dissent

## 3. Appointment of chair of the meeting

**IT WAS RESOLVED** that Tal Sahar be appointed to chair the meeting.

Motion carried without dissent

## 4. Voting procedure

**IT WAS RESOLVED** that the votes on all motions will be done via electronic voting.

Motion carried without dissent

## 5. Minutes of the previous annual general meeting

**IT WAS RESOLVED** that the Minutes of the previous Annual General Meeting for Owners Corporation PS743082B held on 01/03/2022 be confirmed as a true and accurate record of that meeting.

Motion carried without dissent



## 6. Owners corporation reports

### 6.1. Committee Report

Sym Kohn provided a verbal report of the Committee's activities.

Russell Jessop provided an overview of Greening Committee's activities. A copy of the slides presented are included with these minutes.

### 6.2. Manager's report

It was noted that the Manager's Report was included with the Notice of Meeting.

## 7. Financial Matters

### 7.1. Financial statements for the period 01/07/2021 – 30/06/2022

**IT WAS RESOLVED** that the independently audited financial statements for the period 01/07/2021 – 30/06/2022 be received and accepted as tabled.

Motion carried without dissent

## 8. Annual budget and fees for the financial year 01/07/2022-30/06/2023

### 8.1. Administration fund budget

**IT WAS RESOLVED** that the proposed annual administration fund budget for the financial year 01/07/2022-30/06/2023 of \$306,034.77 plus GST be approved.

Motion carried without dissent

### 8.2. Administration fund fees

**IT WAS RESOLVED** that the annual administrative fund fees for the financial year 01/07/2022-30/06/2023 of \$306,034.77 plus GST be approved and that fees are collected quarterly in advance.

Motion carried without dissent

As levies have already been issued at the old rate for a portion of the current financial year, it is intended and necessary that a one-off adjustment levy be issued shortly following the AGM and payable within 28 days after the issue date.

### 8.3. Deficit levy

**IT WAS RESOLVED** that a one-off administration fund deficit levy be raised in the amount of \$64,396.59 plus GST and payable 28 days after the issue date.

For: 22      Against: 1      Abstain: 0

## 9. Maintenance fund fees

**IT WAS RESOLVED** that the annual maintenance fund fees for the financial year 01/07/2022-30/06/2023 of \$154,768.64 plus GST where applicable be approved and that fees are collected quarterly in advance.



Motion carried without dissent

### 9.1. Maintenance Fund Special levy

**IT WAS RESOLVED** that a maintenance fund special levy be raised in the amount of \$183,636.36 plus GST and payable within the current financial year. The Owners Corporation committee will determine the timing of the special levy payment.

For: 22      Against: 1      Abstain: 0

Motion carried

## 10. Compliance

### 10.1. Maintenance plan

It is noted that the Owners Corporation has a maintenance plan, a copy of which is available to lot owners upon request / or can be downloaded from the [StrataMax Portal](#)

The Maintenance Plan was prepared on 19/01/2019.

## 11. Insurance

### 11.1. Insurance policy details

Insurance Broker:	Resolute
Insurer:	CHU Underwriting Agency Pty Ltd
Policy:	13307
Building Cover:	\$41,100,000
Period:	20/08/2022 to 20/02/2023
Public Liability:	\$30,000,000
Office Bearers Cover:	\$5,000,000
Premium:	\$23,199.73

### 11.2. Building reinstatement and replacement valuation

The last Building reinstatement and replacement cost valuation was completed 07/07/2020.

**IT WAS NOT RESOLVED** that the Owners Corporation obtain a valuation of the reinstatement and replacement cost of the building/s and for the insurance cover to be adjusted in line with the new valuation.

Motion defeated unanimously

### 11.3. Insurance Renewal

**IT WAS RESOLVED** that the Owners Corporation Committee is delegated the authority on behalf of the Owners Corporation to select and approve the most appropriate insurance renewal policy based on quotes and recommendations put forward by the insurance broker.

Motion carried without dissent



**IT WAS RESOLVED** that should the Committee not provide clear instruction to the Manager at least five (5) business days prior to the policy expiry, a Standing Direction be given to the Owners Corporation Manager to renew the insurance policy at the suggested rate of cover indicated by the insurer's recommendation on the renewal notice or as indicated by the replacement and reinstatement report, whichever is greater.

**Personal/Owners contents & legal liability**

*Members are reminded that it is their own responsibility to arrange insurance cover for public liability and personal contents inside their Lot (including carpets, curtains and light fittings).*

Motion carried without dissent

**12. Debt recovery, interest and arrears**

**12.1. Charging of penalty interest**

**IT WAS RESOLVED** that the Owners Corporation may charge interest on any amount payable by a lot owner to the Owners Corporation that is outstanding after the due date for payment, at the maximum rate payable under the Penalty Interest Rates Act 1983 or other lesser amount as included in the Owners Corporation rules. The maximum penalty rate is 10% p.a. which is calculated daily on overdue fees.

Motion carried without dissent

**12.2. Lot owners in arrears**

**IT WAS RESOLVED** that the Owners Corporation may initiate legal proceedings against a lot owner if fees or charges are owed to the Owners Corporation 28 days after the date the final fee notice is issued. All costs associated with recovering the money owed, including solicitors' charges, will be invoiced to the Owners Corporation account of the relevant lot owner and the relevant lot owner will be liable for all of those costs. The Owners Corporation manager is authorised to take any action necessary to facilitate the recovery of debt.

For: 21      Against: 2      Abstain: 0

Motion carried

**12.3. Cost Recovery**

**IT WAS RESOLVED** that any person responsible for the Owners Corporation incurring costs and expenses because of a default or breach of any obligation under the Owners Corporation Act 2006, the Owners Corporation Regulations 2018 or the rules of the Owners Corporation will be liable and responsible for paying those costs and expenses and the Owners Corporation is empowered to take any action necessary to recover the costs and expenses from that person.

For: 22      Against: 1      Abstain: 0

Motion carried

**13. Committee of Management**

**13.1. Committee of Management**

**IT WAS RESOLVED** that a committee of nine (9) members be appointed until a new committee is elected



<b><u>Name</u></b>	<b><u>Lot</u></b>
1. John Van Der Laan	2A
2. Russell Jessop	3A
3. Ana Mikulic	3E
4. Mark Brickles	4G
5. Roger Hackworth	6F
6. Morgan Adams	9G
7. Michael Cass	9E
8. Sym Kohn	9H
9. Colin Trewern	10A

### **13.2. Delegation to the committee**

It is noted that the Committee is delegated all the powers and functions that may be delegated under s11 of the Owners Corporations Act 2006.

## **14. Appointment of Manager**

### **14.1. Contract of Appointment**

Tideways Management contract with your Owners Corporation is current until 16th December 2023.

### **14.2. Delegation to the Manager**

It is noted that pursuant to Section 11 of the Act, the Owners Corporation delegates powers and functions to the Manager as set out in the Act and in the Contract of Appointment.

## **15. Building Façade Remediation – Update / Next Steps**

The full update was covered in the committee report. In brief, the Owners Corporation is looking to progress the façade works early in 2023 by engaging a consultant to prepare a detailed scope of works.

## **16. General Business**

There were no items for general business

**THE MEETING WAS DECLARED CLOSED AT 7:17pm**

Edgewater  
Towers  
Greening  
Working  
Group

Progress  
Report No.2  
October 2022



# Greening Working Group

Meeting together most months in 2021/22

Current members: Marg Wilson, Susan Kohn, Gabrielle Townsend, Lainie Cann, Jenny Delahunt, Don Townsend, Di Kilsby (now absent overseas from 9/22), Alyson Campbell, Russell Jessop.

Thanks to past members Clara Van Der Kooi, Ana Mikulic and Roger Hackworth.

*New members welcome!*





# Recycling information

Regular posters on recycling

*Please use recycling bins correctly!*



# Reducing our food waste

We can divert roughly 100-140kg of organic waste per month

Waste caddies available on request from Greening Working Group

*Please compost: help reduce our carbon footprint!*



# Facilitating recycling

Collection of empty toothpaste and dental floss containers

Started January 2022  
– very successful!

*Box in lobby last weekend of each month.*



# Herb garden

Working bee Sunday  
3 April 2022

*Thanks to volunteer  
residents on the day*

*Herb Plants  
established and now  
ready for your use!*



# Indigenous gardens

Replacement plantings  
working bee Sunday  
7 May 2022

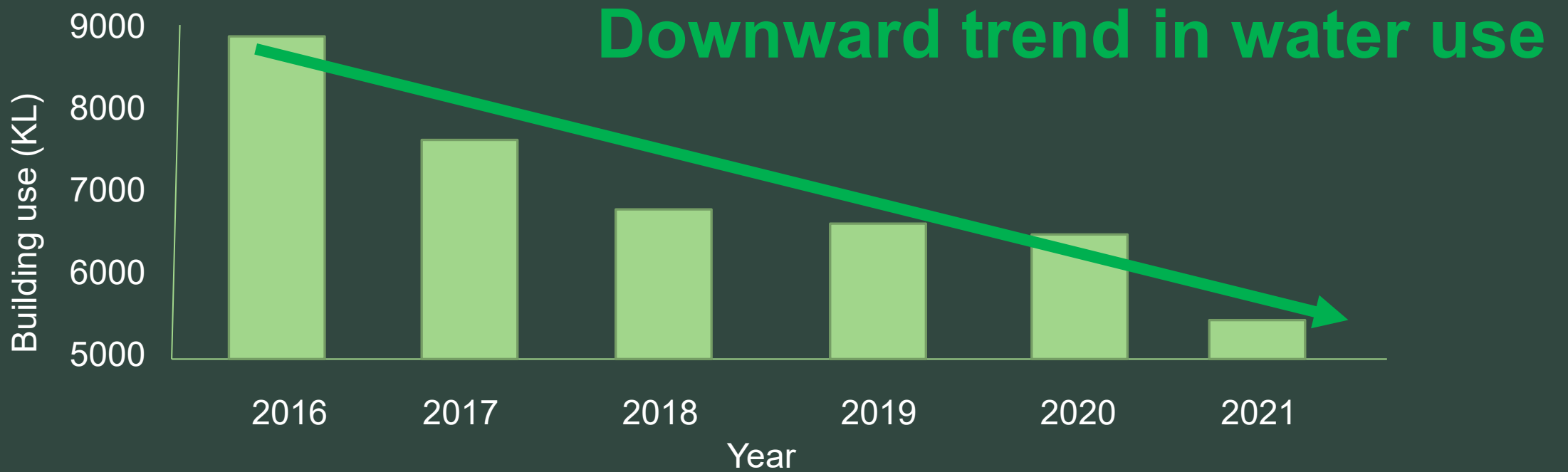
*Thanks to volunteer  
committee members on  
the day*

*Approx. 50% plantings  
survival rate!*



# Edgewater Towers – Water Consumption 2021

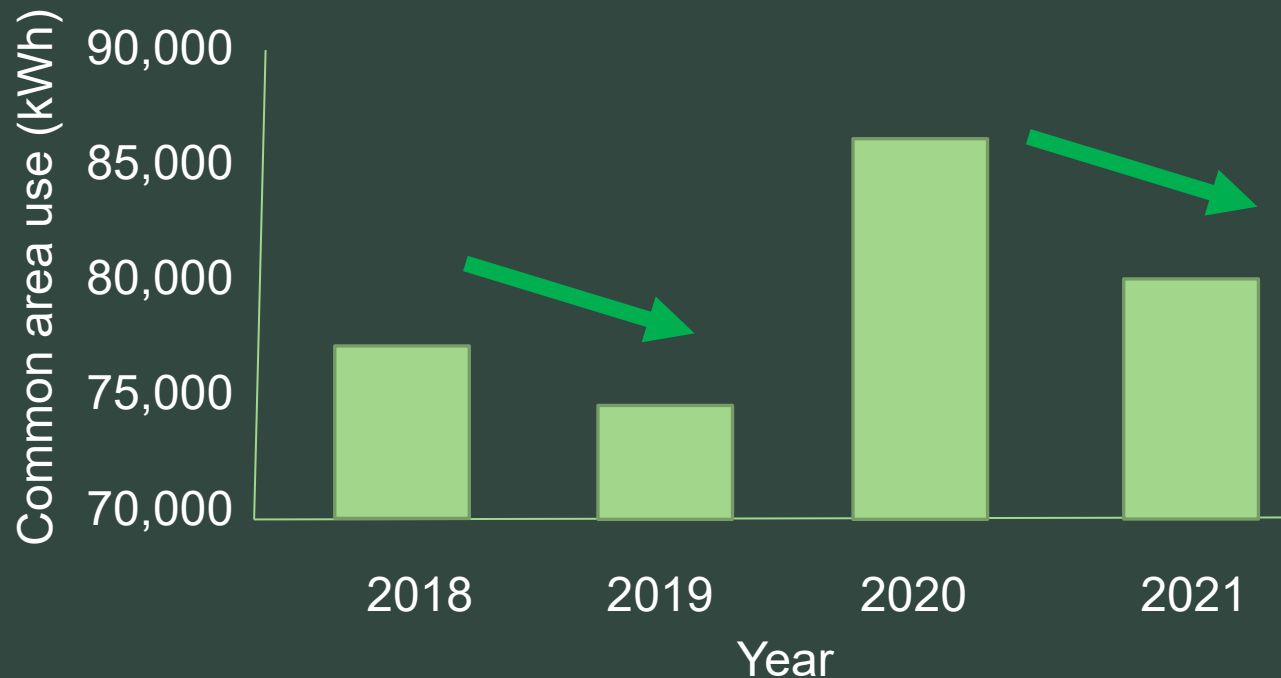
Year	2016	2017	2018	2019	2020	2021
Water Use (KL)*	8971	7581	6732	6473	6447	5140
Improvement (%) from base 2016	Baseline	15.4	24.9	27.8	28.1	42.7
Improvement (%) year on year	Baseline	15.4	11.1	3.8	0.4	20.2



\*Approx. estimated from Southeast water billing unit 3A\*101units = building total

# Edgewater Towers – Electricity Consumption 2021

Year	2018	2019	2020	2021
Elec Use (kWh)*	78,736	74,575	85,887	83,323
Improvement (%) from base 2018	Baseline	5%	(9%)	(6%)
Improvement (%) year on year	Baseline	5%	(15%)	3%



**2020 & 21 higher as more lift journeys in Covid lockdown.**

Based on 0.98 emission factor 2020-21 is

Approx. 82 Tonnes carbon dioxide equivalent.

**Encourage able residents to use stairs to reduce carbon emissions**

\*Tango Energy Common areas energy (lighting, WC ventilation fans, lifts, laundries, BBQs & cleaner's water heater)

# Future Opportunities

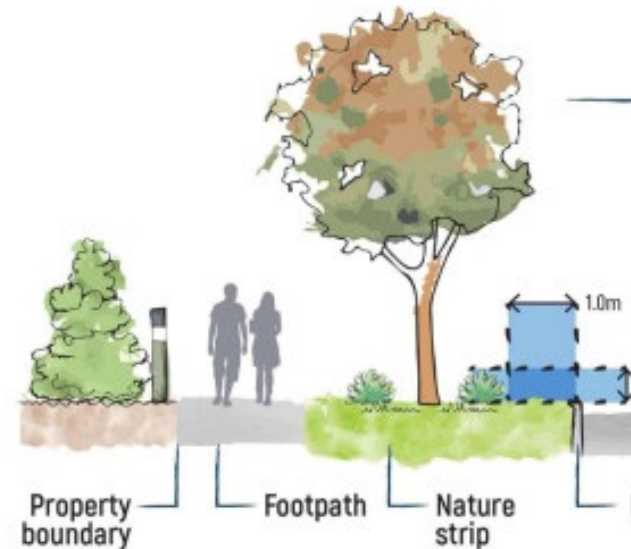
## New City Port Phillip Nature Strip Guidelines

Investigate potential for improved nature strip options

### Clearance areas



### Plant heights



## Nature Strip Guidelines

Draft 02, June 2022





FUTURE  
VISION

Events!

Strategic plan:  
*we want your  
ideas!*

Conversations

PLEASE JOIN IN!

Fun!

