



**MINUTES OF THE 2023 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 at Heroes Lounge on
Tuesday – October 3rd 2023 at 6:00pm

1. Registration of Attendance, Apologies, Proxies

1.1 Present

<u>Name</u>	<u>Lot No.</u>
Caroline Duyvestyn	GH
John Van Der Laan	2A
George Smyth	2C
Mark Free	3G
Aphrica Conolly	3E
Emma Ward	3G
Mark Brickles	4G
Craig Nobbs	6A
Richard & Mary-Ann Manning	6B
Judith Curtain	6D
Rebecca McLean	6E
Roger Hackworth	6F
Don & Gabrielle Townsend	6G
Noel Buckley	7G
Alan & Margaret Harvey	8C
Patricia Lever	9B
Adam Maksoni	9C
Michael Cass	9E
Sym & Susan Kohn	9H
Colin Trewern	10A
Dana Morfett	10H
Jennifer & Andrew Hackworth	11A
Nancy Edwards	12H

1.2 Apologies

Russell Jessop	3A
Amanda Johnson	11C



1.3 Proxies

Lot Owner	Lot No.	Proxy
Anna Koren	5H	Peter Koren
Di Kilsby	5D	Jenny Delahunt
Russell Jessop	3A	Sym Kohn
Patricia Collins	9F	Sym Kohn
Ebbele & Clara Van Der Kooi	5C	Sym Kohn

1.4 Other Attendees

Tal Sahar	Owners Corporation Manager, Tideways Pty Ltd
Tram Anh	Operations Assistant, 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 will 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.

3. Appointment of chair of the meeting

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



4. Voting procedure

IT WAS RESOLVED that the votes on all motions will be done via show of hands.

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 25/10/2022 be confirmed as a true and accurate record of that meeting.

6. Owners corporation reports

6.1. Committee Report

The committee report was distributed along with the notice of meeting. Sym Kohn furnished an oral summary of the key aspects of the report supported by some PowerPoint slides (included as an appendix to these minutes).

Sym stressed that residents have been very understanding and patient with respect to the inconvenience of the lift upgrade project and wished to express his unreserved appreciation to all.

With respect to the lift project, Sym advised that unfortunately there had been further delays to the completion of the first lift and that it was now anticipated to be completed by mid-November.

Sym also expressed deep gratitude on behalf of the committee to Colin Trewern and Roger Hackworth for their tireless and significant efforts in progressing the Building Remediation Project throughout the year.

Finally, Sym presented an update on behalf of the Greening Sub-committee which was supported by some PowerPoint slides (included as an appendix to these minutes).

6.2. Manager's report

IT WAS RESOLVED to receive the Manager's Report attached to the Notice of Meeting.

7. Financial Matters

7.1. Financial statements for the period 01/07/2022 – 30/06/2023

IT WAS RESOLVED that the independently audited financial statements for the period 01/07/2022 – 30/06/2023 be received and accepted as tabled.

8. Annual budget and fees for the financial year 01/07/2023-30/06/2024

8.1. Administration fund budget

IT WAS RESOLVED that the proposed annual administration fund budget for the financial year 01/07/2023 - 30/06/2024 of \$306,687.76 (plus GST, where applicable) be approved.

8.2. Administration fund fees

IT WAS RESOLVED that the annual administrative fund fees for the financial year 01/07/2023 - 30/06/2024 of \$306,034.77 (plus GST where applicable) be approved and that fees are collected quarterly in advance.



9. Maintenance fund fees

IT WAS RESOLVED that the annual maintenance fund fees for the financial year 01/07/2023 -30/06/2024 of \$219,165.23 (plus GST where applicable) be approved and that fees are collected quarterly in advance.

10. Compliance

10.1. Maintenance plan

It is noted that the Owners Corporation has an approved 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 No.:	13307
Building Cover:	\$41,100,000
Period:	20/02/2023 - 20/02/2024
Public Liability:	\$30,000,000
Office Bearers Cover:	\$5,000,000
Premium:	\$48,051.20

11.2. Building reinstatement and replacement valuation

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

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.

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).

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.



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.

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.

13. Committee of Management

13.1. Committee of Management

The Owners Corporation called for nominations for a Committee of no less than three (3) and no more than seven (7) members, such committee to serve until the next AGM.

IT WAS RESOLVED to increase the maximum number of committee members to 8 and for the following members to be appointed until the next Annual General Meeting:

<u>Name</u>	<u>Lot No.</u>
1. Caroline Duyvestyn	GH
2. John Van Der Laan	2A
3. Russell Jessop	3A
4. Mark Brickles	4G
5. Michael Cass	9E
6. Morgan Adams	9G
7. Sym Kohn	9H
8. Andrew Hackworth	11A

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 16 December 2023.

IT WAS RESOLVED that the appointment of Tideways Pty Ltd as Owners Corporation Manager for Owners Corporation on Plan No. PS743082B be extended for a period of two years and that two members of the



Owners Corporation be authorized to execute the Contract of Appointment in accordance with section 10 of the Owners Corporation Act 2006.

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. General Business

The newly elected committee will consider forming an abilities sub-committee for those in the building who may have mobility impairments.

In relation to dumped hard waste or graffiti or anything which the Council should address, it was suggested that residents could download a mobile phone application "Snap, Send, Solve" which can be used to report these directly to Council.

THE MEETING WAS DECLARED CLOSED AT 7:30pm

6. OC Chair's Report



Image Credit: Doug Gimesy Conservation and Wildlife Photography

Committee Members 2022-23

Colin Trewern

Russell Jessop

John van der Laan

Mark Brickles

Michael Cass

Morgan Adams

Roger Hackworth

Ana Mikulic resigned during the year

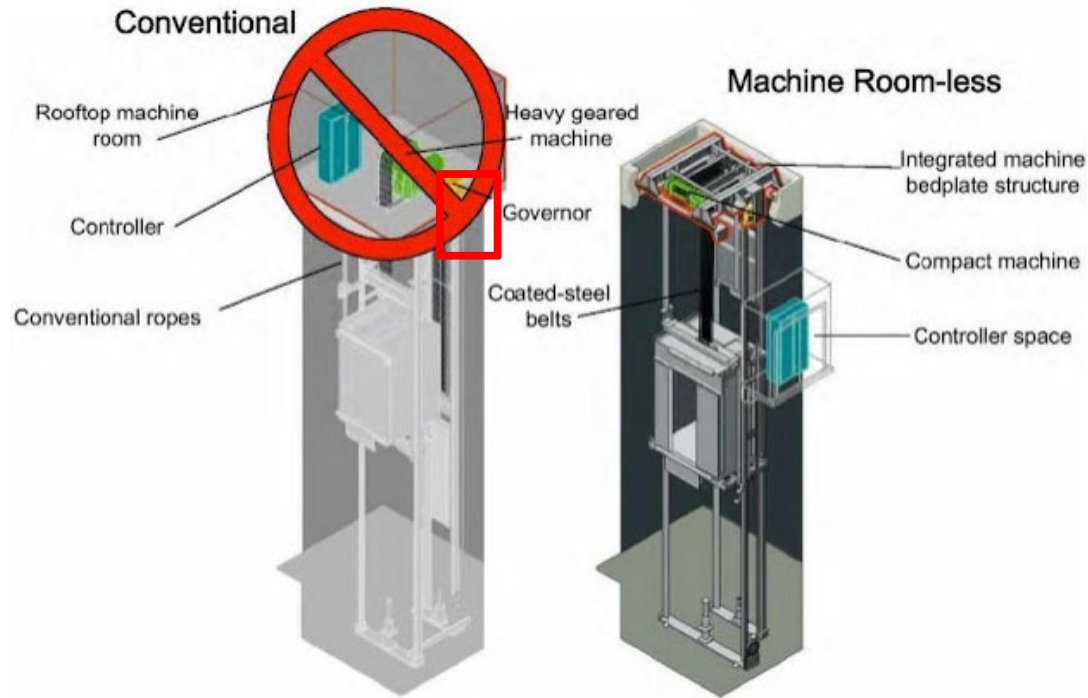
2018 AGM slide: **NEW** Vision for the lifts



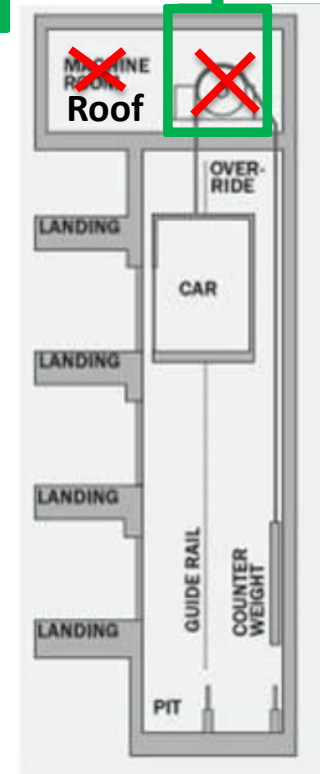
Image Credit: Doug Gimesy Conservation and Wildlife Photography

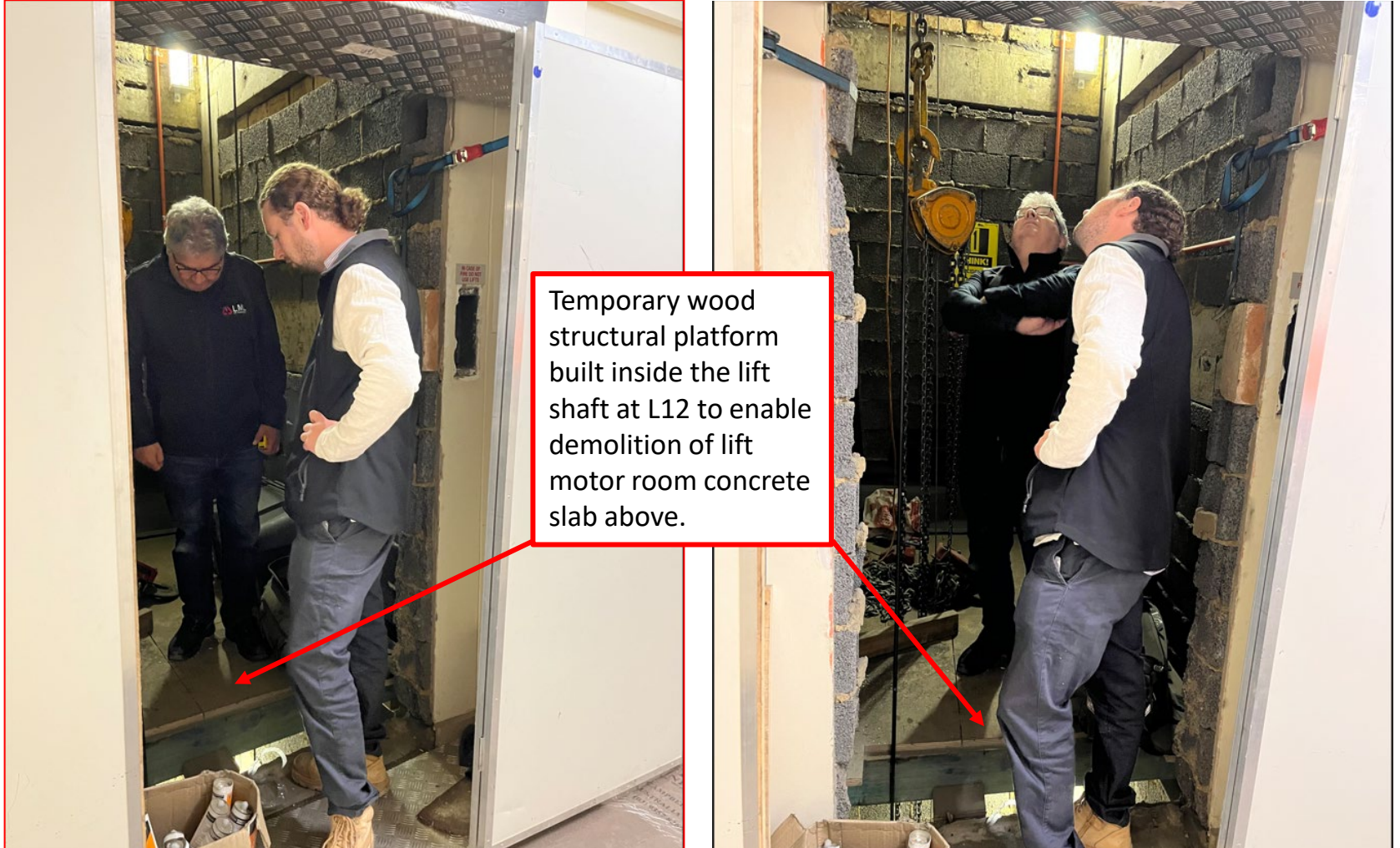
2018 AGM Slide: New Lift Technology

Removing the old Machine Room allows the lift to extend up to rooftop terrace



Machine-Room-Less Elevators





Temporary wood structural platform built inside the lift shaft at L12 to enable demolition of lift motor room concrete slab above.

4th November 2022 – Lift Consultant LML (Tony) Left & Builder Langcon (Jarrod) Right – Temporary platform.

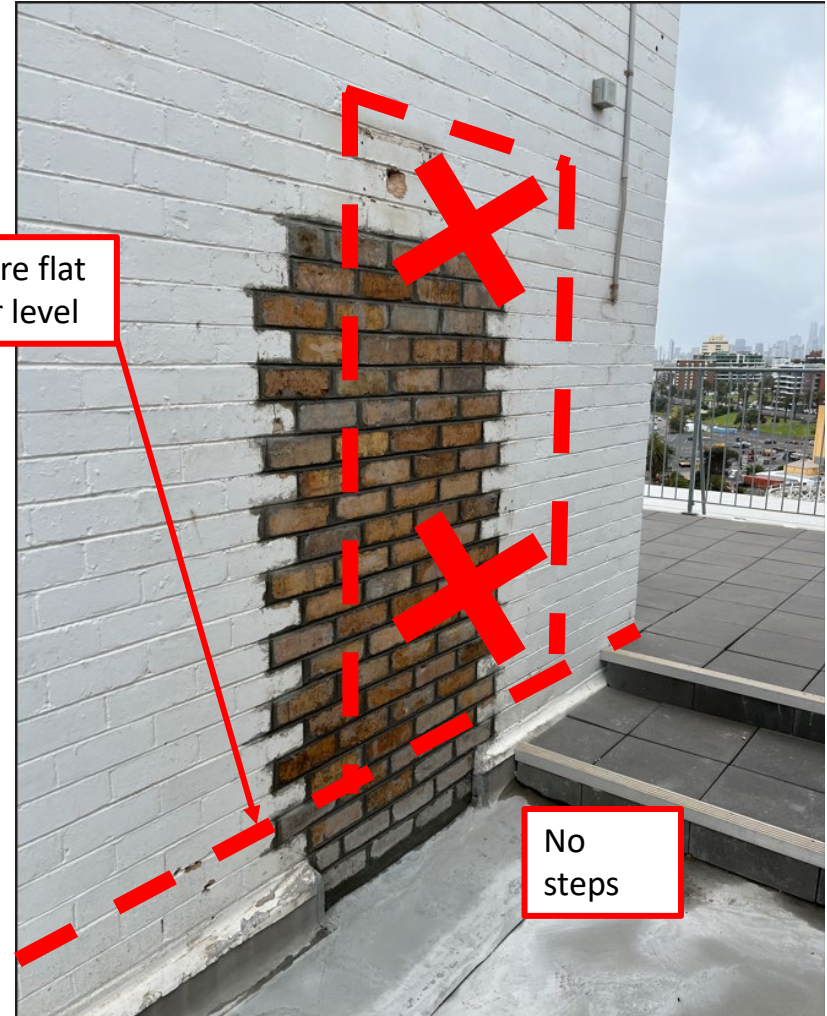


Future lift over-run

29th November 2022 – Old Lift Motor Room and machinery removed. Floor slab to be demolished for new lift shaft.

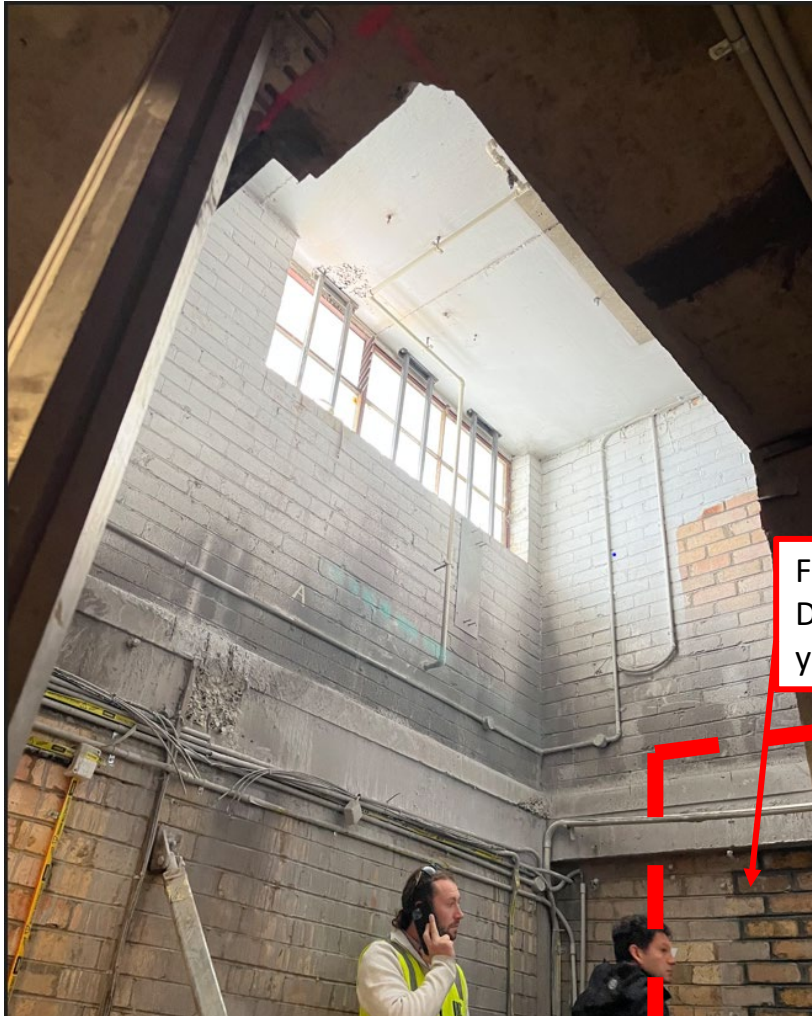


Future flat floor level

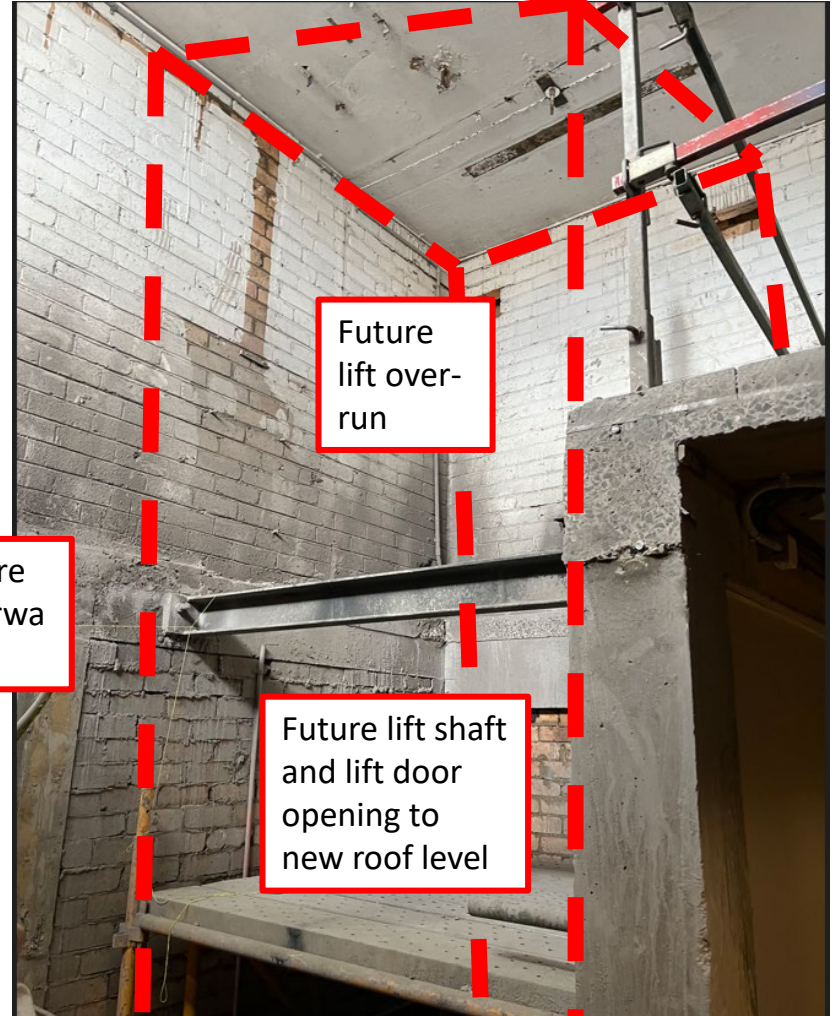


No steps

14th December 2022 – Old doorway bricked in prior to concrete beam removal and new doorway.



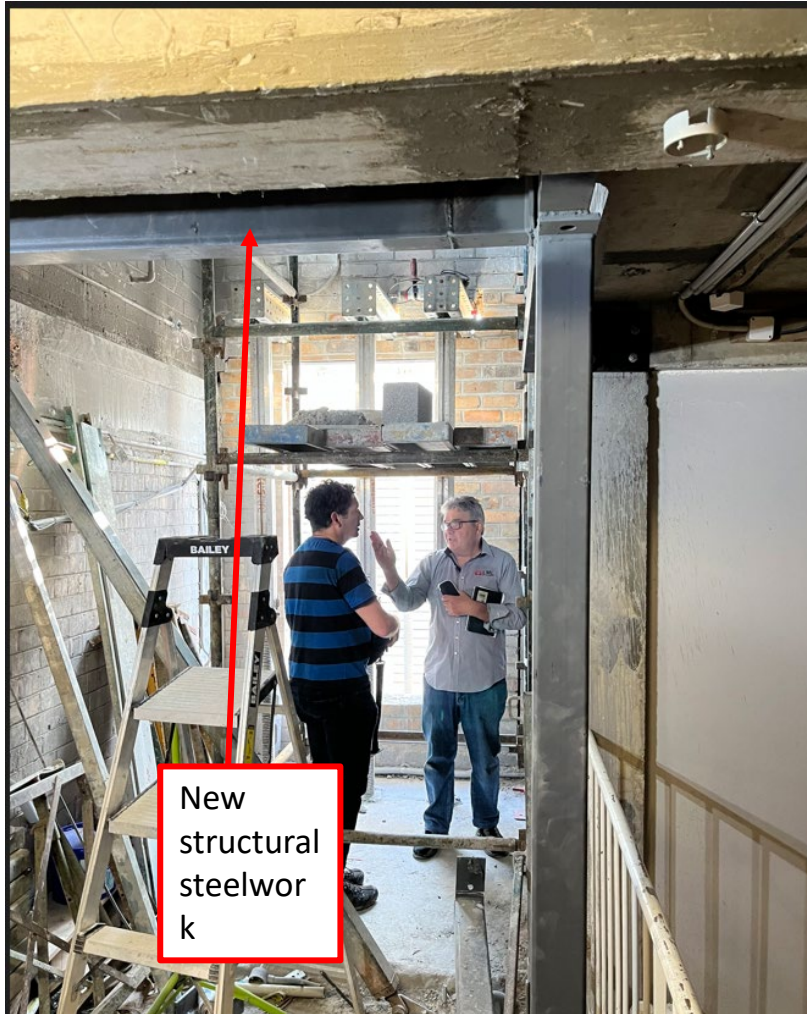
Future Doorway



Future lift overrun

Future lift shaft and lift door opening to new roof level

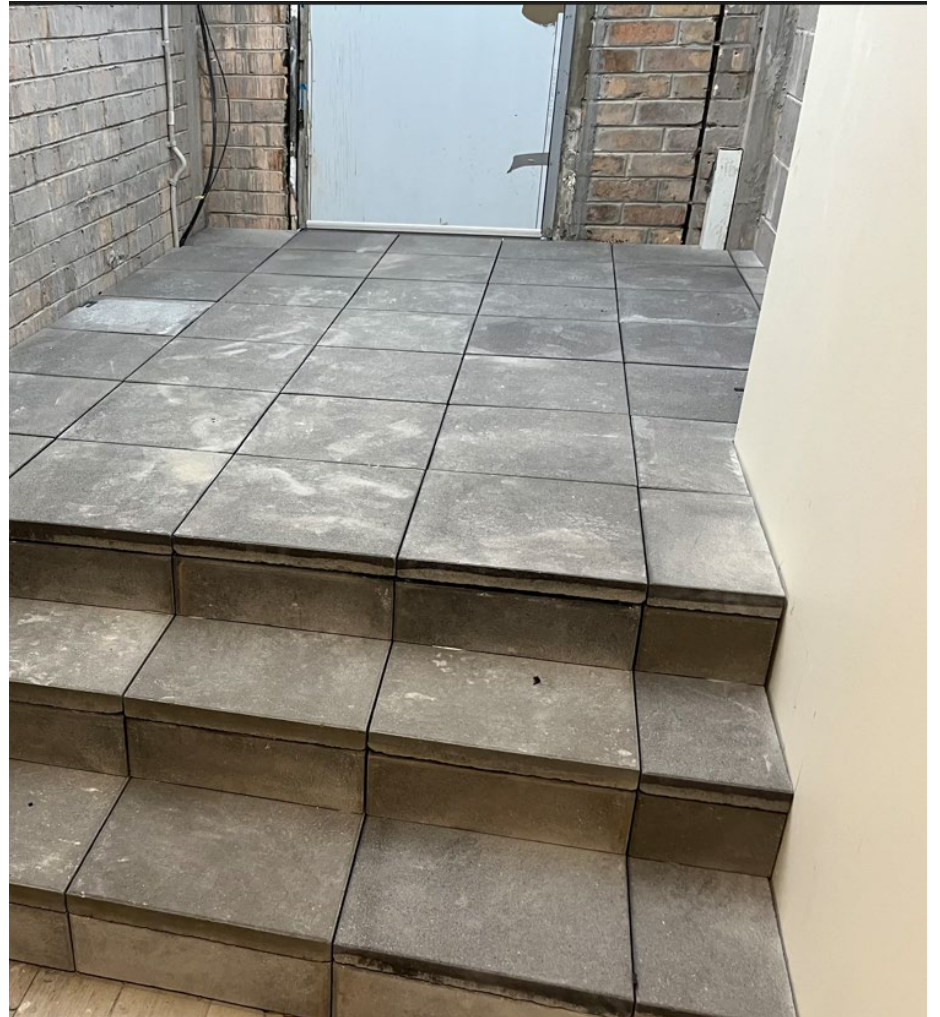
14th December 2022 – Old lift motor room concrete slab demolished and new structure.



22nd February 2023 – New structural steelwork. New concrete structure and blockwork lift shaft wall.



12th September 2023 – New flat floor access to rooftop terrace.



12th September 2023 – New doorway. New additional three steps from stairwell.



Found inside the lift shaft: The Herald Newspaper, June 12th 1969
 News of that day: “CONG SLAM PEACE HOPE - Prospects for an end to the Vietnam war through the Paris peace talks fell to their lowest ebb today” and “Now Ansett Jets direct to Perth”.

Façade Remediation

- Colin Trewern & Roger Hackworth have started the preliminary investigation.
- This was a major undertaking, and on behalf of all of us, I want to thank them.

Repairs Needed ?



Repairs Needed ?



Repairs Needed ?



Edgewater
Towers
Greening
Working
Group

Progress
Report No.3
October 2023



Greening Working Group

Meeting together most months in 2022/23

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

Thanks to past member Lainie Cann.

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

Replanting working
bee Sunday 24th
September 2023

*Thanks to volunteer
residents on the day*



Indigenous gardens

We continue to propagate and replace plantings in the extreme windy conditions

We cleaned the '60s patio paving reducing mould.

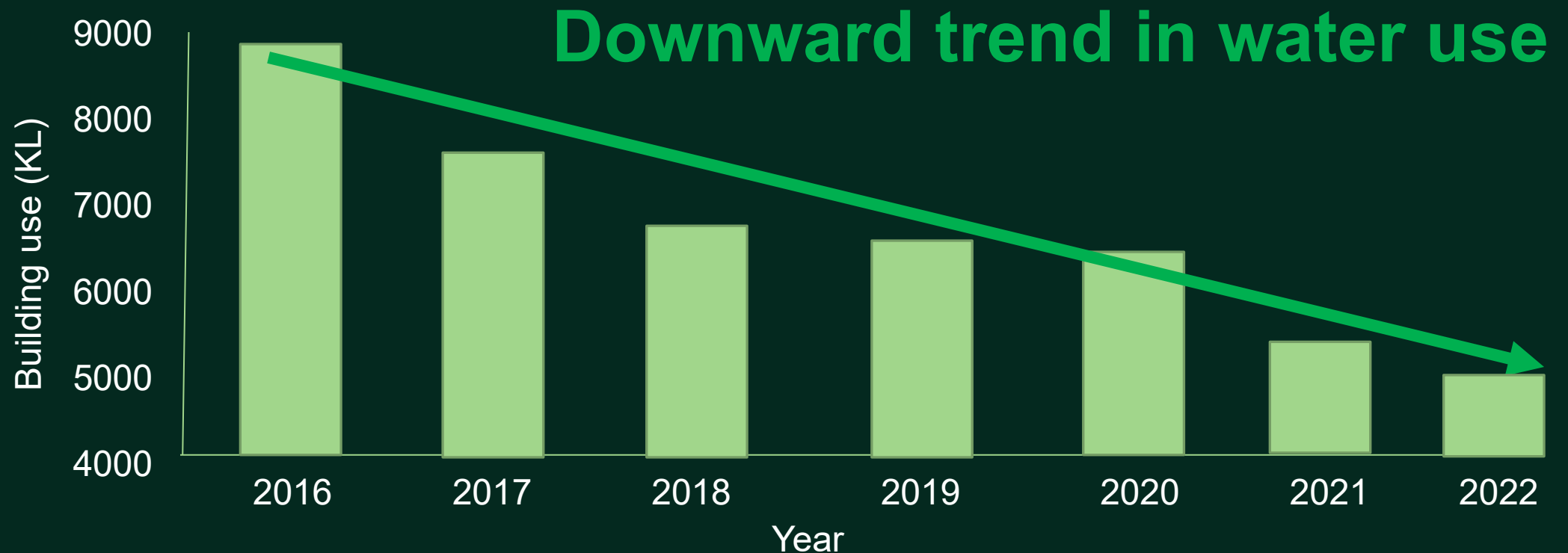
Approx. 50% plantings survival rate!



Edgewater Towers – Water Consumption 2022

Year	2016	2017	2018	2019	2020	2021	2022
Water Use (KL)*	8971	7581	6732	6473	6447	5140	4894
Improvement (%) from base 2016	Baseline	15.4	24.9	27.8	28.1	42.7	45.4
Improvement (%) year on year	Baseline	15.4	11.1	3.8	0.4	20.2	5.0

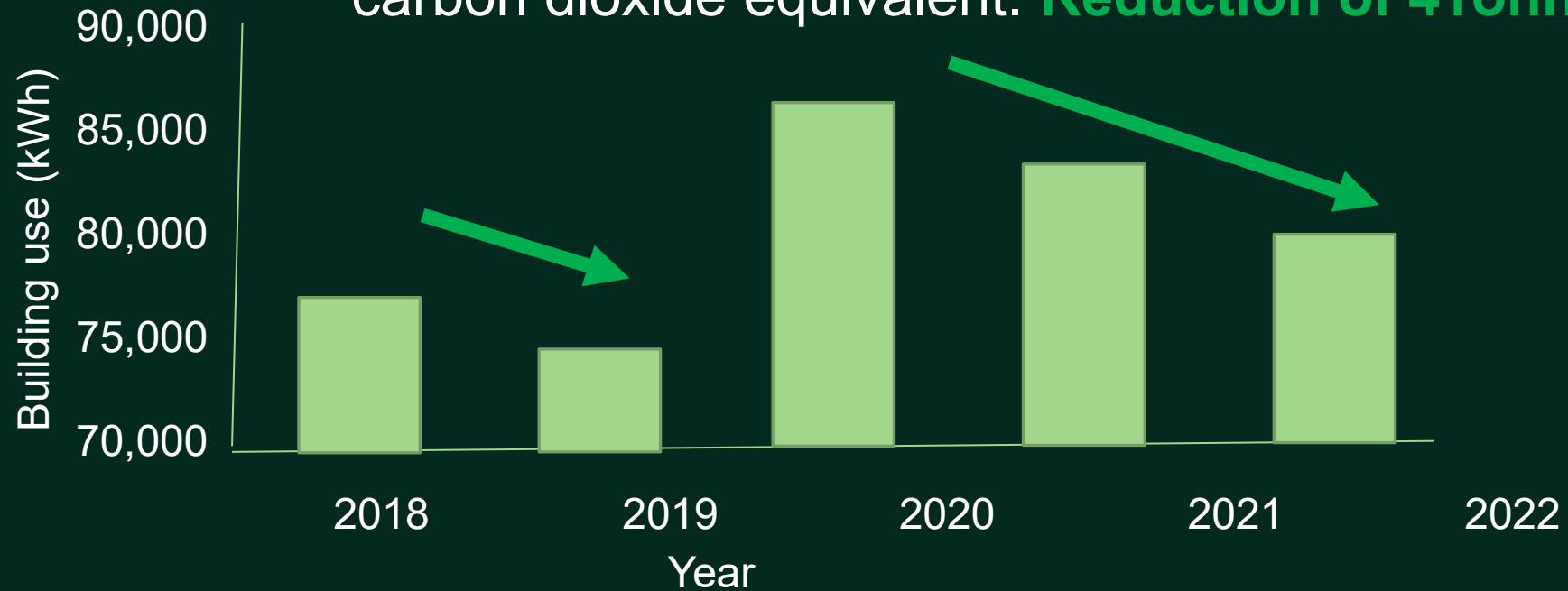
*Southeast water billing unit 3A*101units = building total



Edgewater Towers – Electricity Consumption 2022

Year	2018	2019	2020	2021	2022
Elec Use (kWh)*	78,736	74,575	85,887	83,323	80,726
Improvement (%) from base 2018	Baseline	5%	(9%)	(6%)	(3%)
Improvement (%) year on year	Baseline	5%	(15%)	3%	3%

Based on 0.96 emission factor 2021-22 is Approx. 78 Tonnes carbon dioxide equivalent. **Reduction of 4Tonnes on 2020-21.**



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

Trees

5 year formative pruning
of the 20 Chinese Elms

Planted 2013

*Absorb carbon dioxide,
provide shade, reduce
heat-island effect and
ameliorate the wind*



Nature Strip

New City Port Phillip
Nature Strip Guidelines
August 22

Aim: elimination of grass
(no mowing maintenance)

*Indigenous plantings
proposed*



Nature Strip and Street Gardening Guidelines

August 2022



Edgewater Towers – Marine Parade Nature Strip Plan



LEGEND:



GROUND COVER
(NOT GRASS)



NEW INDIGENOUS PLANTS TO 0.5m H



EXTG. STREET TREE

FUTURE VISION

Events!

Electric Vehicles -
No EV solution!

Conversations

We want your ideas!

PLEASE JOIN IN!

Fun!

