

**THE MINUTES OF THE ANNUAL GENERAL MEETING
STRATA PLAN**

PITT STREET SYDNEY NSW 2000

DATE, PLACE & TIME OF MEETING: The Annual General Meeting of The Owners - Strata Plan No. _____ was held on **Wednesday, 26 September 2012** at the MASONIC CENTRE, 66 GOULBURN STREET, SYDNEY. The meeting commenced at **6:00 P.M.**

4. APPOINTMENT OF MANAGING AGENT:

Motions

4.1 That notice be given to BCS pursuant to Clause 5.1 of their agreement with the Owners Corporation dated 14 October 2009 terminating the agreement within 3 months of the expiry date of the agreement being 13 October 2012.

AMENDED AND CARRIED

4.2 That the Owners Corporation authorise the Executive Committee to enter into a Strata Management Agreement on behalf of the Owners Corporation with an appropriately qualified Strata manager who has, in the opinion of the Executive Committee, submitted the most suitable tender, for a period of one year, with two consecutive options of one year each, commencing on 14 January 2013 as soon thereafter as practicable.

CARRIED

4.3 That any tender submitted by BCS for the Strata Management Agreement set out in motion 4.2 be considered by the Executive Committee on its merit, on the same basis as all other tenders submitted.

AMENDED AND CARRIED

The Chairman ruled motions 13.5 thru 13.11 Out of Order noting that the matters contained therein are currently subject to an independent Forensic Audit, and that these matters shall be referred to the new Executive Committee for review in consultation with that Forensic Audit.

- 13.5 That determination be made to subcommittee to chase up the "rental arrears" for more than \$16,000.00 plus GST and interest within 3 months.
- 13.6 That determination be made to subcommittee to investigate \$600,000.00 painting expenses in 2008 within 3 months.
- 13.7 That determination be made to subcommittee to investigate more than 3 million dollars plumbing and other expenses from 2007-2010 within 4 months.
- 13.8 That determination be made to subcommittee can fully and free access all the records as request.
- 13.9 That determination be made to subcommittee investigation will be without any monetary rewards.
- 13.10 That determination be made to subcommittee is able to report investigations to police service and Fair Trading once the subcommittee has found the funds have been misappropriated or misused.
- 13.11 That determination be made to elect subcommittee at the general meeting.