

**MINUTES OF THE ANNUAL GENERAL MEETING  
OF Strata Plan NO: 52948  
1-15 FONTENOY ROAD MACQUARIE PARK**

Meeting Date	28 November 2024																																																																																																		
Meeting Location	Online Meeting, Via Zoom Only																																																																																																		
Time	06:00 PM	Opened: 06:00 PM	Closed: 10:00 PM.																																																																																																
Lots Represented	<table><tr><td>Lot 1</td><td>Andrew Ip</td><td>Proxy present</td></tr><tr><td>Lot 2</td><td>M. Paltikian &amp; A Makasian</td><td>Proxy present</td></tr><tr><td>Lot 3</td><td>Lorna Zelunzuk</td><td>Owner present</td></tr><tr><td>Lot 5</td><td>Maureen McDonald</td><td>Proxy present (pre-voted)</td></tr><tr><td>Lot 7</td><td>James Zachary Zuravle</td><td>Owner present</td></tr><tr><td>Lot 8</td><td>Upali Arawela &amp; Marguerite Aranwela</td><td>Proxy present</td></tr><tr><td>Lot 9</td><td>Marianna Paltikian &amp; Awidis Makasian</td><td>Proxy present</td></tr><tr><td>Lot 10</td><td>Kamini Desai &amp; Ramesh Desai</td><td>Proxy present</td></tr><tr><td>Lot 13</td><td>Genelle Godbee</td><td>Proxy present</td></tr><tr><td>Lot 15</td><td>Maureen McDonald</td><td>Proxy present</td></tr><tr><td>Lot 16</td><td>Genelle Godbee</td><td>Proxy present</td></tr><tr><td>Lot 19</td><td>Upali Arawela &amp; Marguerite Aranwela (non-financial)</td><td>Proxy present</td></tr><tr><td>Lot 21</td><td>Upali Arawela &amp; Marguerite Aranwela</td><td>Proxy present</td></tr><tr><td>Lot 22</td><td>Maureen McDonald</td><td>Proxy present</td></tr><tr><td>Lot 23</td><td>Maureen McDonald</td><td>Proxy present</td></tr><tr><td>Lot 24</td><td>Genelle Godbee</td><td>Proxy present</td></tr><tr><td>Lot 25</td><td>Nicholas Bulla</td><td>Electronic vote</td></tr><tr><td>Lot 27</td><td>Maureen McDonald</td><td>Proxy present</td></tr><tr><td>Lot 30</td><td>Upali Arawela &amp; Marguerite Aranwela</td><td>Proxy present</td></tr><tr><td>Lot 32</td><td>James Zuravle (non-financial)</td><td>Proxy present</td></tr><tr><td>Lot 33</td><td>Jeffery Wang</td><td>Electronic vote</td></tr><tr><td>Lot 34</td><td>Jeffery Wang</td><td>Electronic vote</td></tr><tr><td>Lot 35</td><td>Kamini Desai &amp; Ramesh Desai</td><td>Proxy present</td></tr><tr><td>Lot 36</td><td>Maureen McDonald</td><td>Proxy present</td></tr><tr><td>Lot 38</td><td>Kamini Desai &amp; Ramesh Desai</td><td>Proxy present</td></tr><tr><td>Lot 39</td><td>Maureen McDonald</td><td>Proxy present</td></tr><tr><td>Lot 40</td><td>Maureen McDonald (non-financial)</td><td>Proxy present</td></tr><tr><td>Lot 41</td><td>Maureen McDonald</td><td>Proxy present</td></tr><tr><td>Lot 44</td><td>Kamini Desai &amp; Ramesh Desai</td><td>Proxy present (pre-voted)</td></tr><tr><td>Lot 45</td><td>Kamini Desai &amp; Ramesh Desai</td><td>Proxy present</td></tr><tr><td>Lot 46</td><td>Kamini Desai &amp; Ramesh Desai</td><td>Proxy present</td></tr><tr><td>Lot 47</td><td>James Zuravle</td><td>Proxy present</td></tr></table>			Lot 1	Andrew Ip	Proxy present	Lot 2	M. Paltikian & A Makasian	Proxy present	Lot 3	Lorna Zelunzuk	Owner present	Lot 5	Maureen McDonald	Proxy present (pre-voted)	Lot 7	James Zachary Zuravle	Owner present	Lot 8	Upali Arawela & Marguerite Aranwela	Proxy present	Lot 9	Marianna Paltikian & Awidis Makasian	Proxy present	Lot 10	Kamini Desai & Ramesh Desai	Proxy present	Lot 13	Genelle Godbee	Proxy present	Lot 15	Maureen McDonald	Proxy present	Lot 16	Genelle Godbee	Proxy present	Lot 19	Upali Arawela & Marguerite Aranwela (non-financial)	Proxy present	Lot 21	Upali Arawela & Marguerite Aranwela	Proxy present	Lot 22	Maureen McDonald	Proxy present	Lot 23	Maureen McDonald	Proxy present	Lot 24	Genelle Godbee	Proxy present	Lot 25	Nicholas Bulla	Electronic vote	Lot 27	Maureen McDonald	Proxy present	Lot 30	Upali Arawela & Marguerite Aranwela	Proxy present	Lot 32	James Zuravle (non-financial)	Proxy present	Lot 33	Jeffery Wang	Electronic vote	Lot 34	Jeffery Wang	Electronic vote	Lot 35	Kamini Desai & Ramesh Desai	Proxy present	Lot 36	Maureen McDonald	Proxy present	Lot 38	Kamini Desai & Ramesh Desai	Proxy present	Lot 39	Maureen McDonald	Proxy present	Lot 40	Maureen McDonald (non-financial)	Proxy present	Lot 41	Maureen McDonald	Proxy present	Lot 44	Kamini Desai & Ramesh Desai	Proxy present (pre-voted)	Lot 45	Kamini Desai & Ramesh Desai	Proxy present	Lot 46	Kamini Desai & Ramesh Desai	Proxy present	Lot 47	James Zuravle	Proxy present
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Lot 50	Marianna Paltikian & Awidis Makasian	Proxy present
Lot 51	Guiseppe Spatola	Proxy present
Lot 52	Barbara L Jones	Owner present
Lot 53	Basil Gionea & Astrid Gionea (non-financial)	Proxy present
Lot 54	Basil Gionea & Astrid Gionea	Proxy present
Lot 55	Upali Arawela & Marguerite Aranwela	Proxy present
Lot 57	Andrew Ip (non-financial)	Proxy present
Lot 59	Andrew Ip	Proxy present
Lot 60	Guiseppe Spatola	Proxy present
Lot 62	Andrew Ip	Proxy present
Lot 64	Stanley Pogorelsky & Tessa Pogorelsky	Proxy present
Lot 65	Benjamin Robert Flack	Owner present
Lot 68	Simon Paul Sheen	Owner present
Lot 69	Basil Gionea & Astrid Gionea	Proxy present
Lot 70	Anna M Pawlak	Owner present
Lot 72	Carole Suat Swee Gan	Owner present
Lot 73	Stanley Pogorelsky & Tessa Pogorelsky	Proxy present
Lot 74	Kamini Desai & Ramesh Desai	Proxy present
Lot 75	Stanley Pogorelsky & Tessa Pogorelsky	Proxy present
Lot 76	Andrew Ip	Proxy present
Lot 79	Basil Gionea & Astrid Gionea (non-financial)	Proxy present
Lot 80	Kamini Desai	Proxy present
Lot 82	Genelle Godbee (non-financial)	Proxy present
Lot 83	Giuseppe Spatola	Proxy present
Lot 84	Carlos Montoya & Fornieles (non-financial)	Proxy present
Lot 87	Basil Gionea & Astrid Gionea	Owner present
Lot 88	Marianna Hagop Jin Ibrahim Paltikian & Awidis Makasian	Owner present
Lot 90	Marianna Paltikian & Awidis Makasian	Proxy present
Lot 92	Genelle Godbee	Proxy present
Lot 93	Carlos Montoya & Chiharu Fornieles	Proxy present
Lot 94	Andrew Ip	Proxy present
Lot 102	Carlos Montoya & Chiharu	Proxy present
Lot 103	Upali Arawela & Marguerite Aranwela	Proxy present
Lot 107	Marianna Paltikian & Awidis Makasian	Proxy present
Lot 110	Carlos Montoya & Chiharu Fornieles (non-financial)	Proxy present
Lot 112	Carlos Fornieles Montoya	Owner present (pre-voted)
Lot 113	Carlos Montoya & Chiharu Fornieles	Proxy present
Lot 114	Sandeep Kapoor	Owner present

Lot 118	Marianna Paltikian & Awidis Makasian	Proxy present
Lot 119	Andrew Ip	Proxy present
Lot 120	Upali Aranwela & Marguerite Aranwela	Proxy present
Lot 122	Upali Arawela & Marguerite Aranwela	Proxy present
Lot 123	Carlos Montoya & Chiharu Fornieles	Proxy present
Lot 126	Carlos Montoya & Chiharu Fornieles	Proxy present
Lot 129	Upali Arawela & Marguerite Aranwela	Proxy present
Lot 130	Marianna Paltikian & Awidis Makasian	Proxy present
Lot 133	Andrew Howing Ip	Owner present
Lot 134	Philip Wong	Electronic vote
Lot 135	Genelle Godbee	Proxy present
Lot 136	Timothy and Susan Kemsley	Electronic vote
Lot 137	Timothy Kemsley	Electronic vote
Lot 139	Upali Arawela & Marguerite Aranwela	Proxy present
Lot 141	Genelle Godbee	Proxy present
Lot 142	Genelle Godbee	Owner present (pre-voted)
Lot 144	Pui Lam Erica Wong	Electronic vote
Lot 146	Upali Arawela & Marguerite Arawela	Proxy present
Lot 147	Stanley Pogorelsky & Tessa Pogorelsky	Proxy present
Lot 150	Genelle Godbee	Proxy present
Lot 151	Maureen McDonald	Owner present
Lot 152	Jin Young Lee & Won Kyung Lee	Owner present
Lot 153	Andrew Ip	Proxy present (pre-voted)
Lot 155	Kamini Desai & Ramesh Desai	Proxy present
Lot 156	Andrew Ip	Proxy present
Lot 157	James Zuravle	Proxy present
Lot 158	D B [REDACTED]	Owner present
Lot 159	Ramesh Desai	Owner present (pre-voted)
Lot 160	Harry George Poulos	Electronic vote
Lot 162	Darren Scott Flood	Owner present
Lot 163	Kamini Desai & Ramesh Desai	Proxy present
Lot 165	James Zuravle	Proxy present
Lot 167	James Zuravle	Proxy present
Lot 168	Stanley Pogorelsky & Tessa Pogorelsky	Proxy present
Lot 169	Andrew Ip (non-financial)	Proxy present
Lot 170	Swati Pandit	Owner present
Lot 173	James Zuravle	Proxy present
Lot 175	Stanley Pogorelsky & Tessa Pogorelsky	Proxy present
Lot 176	Stanley Pogorelsky & Tessa Pogorelsky	Proxy present
Lot 177	James Zuravle	Proxy present
Lot 179	Basil Gionea & Astrid Gionea	Proxy present

	Lot 180	Maureen McDonald	Proxy present
	Lot 181	Stanley Pogorelsky & T L Pogorelsky	Owner present
	Lot 182	Stanley Pogorelsky & Tessa Pogorelsky	Proxy present
	Lot 185	Marianna Paltikian & Awidis Makasian	Proxy present
	Lot 186	Stanley Pogorelsky & Tessa Pogorelsky	Proxy present
	Lot 187	Carlos Montoya & Chiharu Fornieles	Proxy present
	Lot 190	Kerion George Poulos	Owner present
	Lot 193	James Zuravle	Proxy present
	Lot 194	Jeffrey Wang	Proxy present
	Lot 196	Jeffery Wang	Proxy present
	Lot 198	Jeffery Wang	Proxy present
	Lot 199	James Zuravle	Proxy present
	Lot 200	Giuseppe Anthony Spatola	Owner present
	Lot 201	Jeffrey Wang	Proxy present
	Lot 203	Jeffrey Wang	Proxy present
	Lot 205	Basil Gionea & Astrid Gionea	Proxy present (pre-voted)
	Lot 206	Jeffrey Wang	Proxy present
	Lot 207	Basil Gionea & Astrid Gionea	Proxy present
	Lot 209	Basil Gionea & Astrid Gionea	Proxy present (pre-voted)
	Lot 211	Francois Degros & Ruimin Pan	Owner present
	Lot 212	Carlos Montoya & Chiharu Fornieles	Proxy present
	Lot 213	Jeffrey Wang	Proxy present
	Lot 214	Marianna Paltikian & Awidis Makasian	Proxy present
	Lot 215	Jeffrey Wang	Proxy present
	Lot 216	Stanley Pogorelsky & Tessa Pogorelsky	Proxy present
	Lot 217	Jeffrey Wang	Proxy present
	Lot 218	Jeffery Wang	Owner present (pre-voted)
	Lot 219	Jeffrey Wang	Proxy present (pre-voted)
<b>Chairperson</b>	Nicolas Cozic (Waratah Strata Management)		
<b>Additional Attendees</b>	Alex Tomasko (Waratah Strata Management) Robert Odenthal (Waratah Strata Management) Melvil Kumar Sarah Poulos		
<b>Proxies</b>	Lot 1	Jacqueline Jung Eun Lee & Brian Jung Won Suh	Proxy Name: Andrew Ip
	Lot 2	Nuria Rodney Gonsalves & Rodney Thomas Gonsalves	Proxy Name: M. Paltikian & A Makasian
	Lot 5	Kent Chee Kent Wong & Grace Sze Kay Wong	Proxy Name: Maureen McDonald
	Lot 8	Noushin Farzam	Proxy Name: Upali Arawela & Marguerite Aranwela

Lot 9	Paul Thabet & Alison Margaret Hammond	Proxy Name: Marianna Paltikian & Awidis Makasian
Lot 10	Gang Yang & Lin Liu	Proxy Name: Kamini Desai & Ramesh Desai
Lot 13	Christopher Hugh Toynton and Bethan Prosser	Proxy Name: Genelle Godbee
Lot 15	Joan Hulme	Proxy Name: Maureen McDonald
Lot 16	Richard Di Liu	Proxy Name: Genelle Godbee
Lot 19	Recida Poojari (non-financial)	Proxy Name: Upali Arawela & Marguerite Aranwela
Lot 21	Thomas Karolewski	Proxy Name: Upali Arawela & Marguerite Aranwela
Lot 22	Ann Hei Ying Chan	Proxy Name: Maureen McDonald
Lot 23	Jenny Thomas & M Thomas	Proxy Name: Maureen McDonald
Lot 24	Tak Wah Tse	Proxy Name: Genelle Godbee
Lot 27	Prashant Mangla & Mansi Khandelwal	Proxy Name: Maureen McDonald
Lot 30	Christian Rosario & Li May Ngu	Proxy Name: Upali Arawela & Marguerite Aranwela
Lot 32	Ms Angelina Tso Kum Leung (non-financial)	Proxy Name: James Zuravle
Lot 33	J I M Wang & Q H L Wang	Proxy Name: Jeffery Wang
Lot 35	Patrick NG	Proxy Name: Kamini Desai & Ramesh Desai
Lot 36	Dr Johan Wijaya & D Hoalim	Proxy Name: Maureen McDonald
Lot 38	Archak Sahakian	Proxy Name: Kamini Desai & Ramesh Desai
Lot 39	Junheng Zhu	Proxy Name: Maureen McDonald
Lot 40	Mayank Rawal & Manika Rawal (non-financial)	Proxy Name: Maureen McDonald
Lot 41	David King-Yee Ching	Proxy Name: Maureen McDonald
Lot 44	Jeff Zhang & Liang Mei Wee	Proxy Name: Kamini Desai & Ramesh Desai
Lot 45	Avo Stepanyan & Jaklin Mailian	Proxy Name: Kamini Desai & Ramesh Desai
Lot 46	Wiacheslav Baboshyn	Proxy Name: Kamini Desai & Ramesh Desai
Lot 47	Aritra Chakravarty and Oona Banarji	Proxy Name: James Zuravle
Lot 50	Junhong Li Ma	Proxy Name: Marianna Paltikian & Awidis Makasian
Lot 51	King Yuen Lui & Kum Yee Lui	Proxy Name: Guiseppe Spatola
Lot 53	Mrs Alice Jane Jenner Waddington & Mr Shahe Daniel Momdjian (non-financial)	Proxy Name: Basil Gionea & Astrid Gionea
Lot 54	Siman Chen	Proxy Name: Basil Gionea & Astrid Gionea

Lot 55	Nan Xiao	Proxy Name: Upali Arawela & Marguerite Aranwela
Lot 57	Anna Louise Richardson (non-financial)	Proxy Name: Andrew Ip
Lot 59	Hazem Bounni	Proxy Name: Andrew Ip
Lot 60	Joel Vijit Jebakumaran Arnold	Proxy Name: Guiseppe Spatola
Lot 62	Upali Percival A Arawela & Marguerite Vijayarane Aranwela	Proxy Name: Andrew Ip
Lot 64	Dennis Nai Choy Yeung and Rose Serena Win-Sheung Yeung	Proxy Name: Stanley Pogorelsky & Tessa Pogorelsky
Lot 69	June Yeoung Kim and Si Soo Ka Yeom	Proxy Name: Basil Gionea & Astrid Gionea
Lot 73	Sam Blechman	Proxy Name: Stanley Pogorelsky & Tessa Pogorelsky
Lot 74	Christine Emillie Coulter & Kristine Kat Seeto & Nicholas David Coulter & Timothy James Coulter	Proxy Name: Kamini Desai & Ramesh Desai
Lot 75	Gerald Hermann Cohen & Norma Cohen	Proxy Name: Stanley Pogorelsky & Tessa Pogorelsky
Lot 76	Tik Man Yung	Proxy Name: Andrew Ip
Lot 79	Charbel Ibrahim (non-financial)	Proxy Name: Basil Gionea & Astrid Gionea
Lot 80	Vikas Pathania & Parnamita Dhar	Proxy Name: Kamini Desai
Lot 82	Edward Hyung Chul Se and Hyon Mi Kim (non-financial)	Proxy Name: Genelle Godbee
Lot 83	Stephen Arthur Craven & June Robyn Craven	Proxy Name: Giuseppe Spatola
Lot 84	Anna Louise McPherson (non-financial)	Proxy Name: Carlos Montoya & Fornieles
Lot 90	Peter Lloyd Perera	Proxy Name: Marianna Paltikian & Awidis Makasian
Lot 92	Mr Paul Chun-Tung Tsui	Proxy Name: Genelle Godbee
Lot 93	Ju Seok Yi & Hyo-Seon Lee	Proxy Name: Carlos Montoya & Chiharu Fornieles
Lot 94	Hoi Tik Kwok and Sin Man Emily Kwok	Proxy Name: Andrew Ip
Lot 102	Young Sik Park & Hoo Jeong Kim	Proxy Name: Carlos Montoya & Chiharu
Lot 103	D & B Leo	Proxy Name: Upali Arawela & Marguerite Aranwela
Lot 107	Jennifer Cohen	Proxy Name: Marianna Paltikian & Awidis Makasian
Lot 110	Kathy M Taylor (non-financial)	Proxy Name: Carlos Montoya & Chiharu Fornieles
Lot 113	Raajesh Srinivasa Rama & Padma Sourirajan	Proxy Name: Carlos Montoya & Chiharu Fornieles

Lot 118	Seyed Navid Majlessi & Atieh Agha Mohammadi	Proxy Name: Marianna Paltikian & Awidis Makasian
Lot 119	Hyo Sook Chung	Proxy Name: Andrew Ip
Lot 120	I K Lai	Proxy Name: Upali Aranwela & Marguerite Aranwela
Lot 122	Ruth Cohen-Hallaleh	Proxy Name: Upali Arawela & Marguerite Aranwela
Lot 123	Mrs Patricia Hang-Yee Tsui	Proxy Name: Carlos Montoya & Chiharu Fornieles
Lot 126	Patricia Hang-Yee Tsui	Proxy Name: Carlos Montoya & Chiharu Fornieles
Lot 129	Latha Thiruvadi Jaganthan & Murali Ramaswami	Proxy Name: Upali Arawela & Marguerite Aranwela
Lot 130	Ting Wang	Proxy Name: Marianna Paltikian & Awidis Makasian
Lot 135	Julie Francis Bonello	Proxy Name: Genelle Godbee
Lot 139	Kyung Won Chang and Hee Kyung Lee	Proxy Name: Upali Arawela & Marguerite Aranwela
Lot 141	Kevin Ying Kin Tam and Lyvia Finani Alam	Proxy Name: Genelle Godbee
Lot 146	Robin Earle Lupton & Alexandra Louise Lupton	Proxy Name: Upali Arawela & Marguerite Arawela
Lot 147	Simcha Zelda Levitt	Proxy Name: Stanley Pogorelsky & Tessa Pogorelsky
Lot 150	Diedre Jill Niar	Proxy Name: Genelle Godbee
Lot 153	Fei Ming Kim & Ryan Chang-Ho Kim	Proxy Name: Andrew Ip
Lot 155	Mohsen Alemzadeh	Proxy Name: Kamini Desai & Ramesh Desai
Lot 156	Barry Michael Slon	Proxy Name: Andrew Ip
Lot 157	Nur Teck Hao Lim & Lidya Arianti Umbul	Proxy Name: James Zuravle
Lot 163	Andrew Sung-Chul Park & Joo Ae Lee	Proxy Name: Kamini Desai & Ramesh Desai
Lot 165	Christopher Bahdah Nahm & Sharon Hyo-Eon Shin	Proxy Name: James Zuravle
Lot 167	Kanwar Prashant Hari Singh and Sara Faisal Shash	Proxy Name: James Zuravle
Lot 168	Elray Australia Pty Ltd	Proxy Name: Stanley Pogorelsky & Tessa Pogorelsky
Lot 169	Kevin The & Lillis Tan (non-financial)	Proxy Name: Andrew Ip
Lot 173	Kanwar Vikrant Pratap SINGH & Sanya KALIA	Proxy Name: James Zuravle
Lot 175	Robert Lev & Sophia Lev	Proxy Name: Stanley Pogorelsky & Tessa Pogorelsky
Lot 176	Shaodan Zhu	Proxy Name: Stanley Pogorelsky & Tessa Pogorelsky
Lot 177	Mi Ran Joung	Proxy Name: James Zuravle

Lot 179	Cheuk Hing Ho and Wai Seung Chiu	Proxy Name: Basil Gionea & Astrid Gionea
Lot 180	Priya Agarwal & Mohit Garg	Proxy Name: Maureen McDonald
Lot 182	Francis Tso Yuan Chow & Anne Hing Ha Chow	Proxy Name: Stanley Pogorelsky & Tessa Pogorelsky
Lot 185	Paul Man Dick Chu & Monica Tse Wai Chow	Proxy Name: Marianna Paltikian & Awidis Makasian
Lot 186	John David & Jayaletchmi David	Proxy Name: Stanley Pogorelsky & Tessa Pogorelsky
Lot 187	T G Lin & Rustandi	Proxy Name: Carlos Montoya & Chiharu Fornieles
Lot 193	Lech Wieczorek	Proxy Name: James Zuravle
Lot 194	Hyeok Jin & Kisung Ha	Proxy Name: Jeffrey Wang
Lot 196	Shek Fai Lo	Proxy Name: Jeffery Wang
Lot 198	Xiao Juan Li	Proxy Name: Jeffery Wang
Lot 199	Andrew Tsz Kit Cho & Pui Yee Yung	Proxy Name: James Zuravle
Lot 201	Ziba Zohrehvandi	Proxy Name: Jeffrey Wang
Lot 203	Yan Chen	Proxy Name: Jeffrey Wang
Lot 205	Michael Chun Tao Chan & Xiao Wen Yang-Chan	Proxy Name: Basil Gionea & Astrid Gionea
Lot 206	Richard Bernard Parkes Shannon and Amanda Shannon	Proxy Name: Jeffrey Wang
Lot 207	A Lee	Proxy Name: Basil Gionea & Astrid Gionea
Lot 209	Robert Walter Brown	Proxy Name: Basil Gionea & Astrid Gionea
Lot 212	Geoff Anderson	Proxy Name: Carlos Montoya & Chiharu Fornieles
Lot 213	Joanna Bik-Kuen Yeung & Victor Anthony Chi Kit Yeung	Proxy Name: Jeffrey Wang
Lot 214	Karen Gaby Yeung	Proxy Name: Marianna Paltikian & Awidis Makasian
Lot 215	Wen-Yen Hu & Zhaolan Wu	Proxy Name: Jeffrey Wang
Lot 216	Anne Chevonne Perera	Proxy Name: Stanley Pogorelsky & Tessa Pogorelsky
Lot 217	Ping Ji & Qing Zhang	Proxy Name: Jeffrey Wang
Lot 219	Gengfeng Huang & Xinyi Liang	Proxy Name: Jeffrey Wang
<b>Quorum</b>	There being a quorum represented, the meeting opened at 06:00 PM.	



<b>Motion 1</b>	
<b>Minutes</b>	<b>Ordinary Resolution</b> Submitted by Strata Committee
THAT the minutes of the last general meeting 22 February 2024 be confirmed as a true record and account of the proceedings of that meeting.	
<b>MOTION RESOLVED</b>	

<b>Motion 2</b>	
<b>Chairperson's Report</b>	<b>Ordinary Resolution</b> Submitted by Strata Committee
THAT the Chairperson's Report be reviewed and acknowledged.	
<b>MOTION RESOLVED</b>	

<b>Motion 3</b>	
<b>Financial Accounts</b>	<b>Ordinary Resolution</b> Submitted by Strata Committee
(a) THAT the audited financial statements for the period ended 31 August 2024 be adopted. (b) THAT the accounting records and statements of the financial information for the period ending 31 October 2024 attached be adopted.	
<b>MOTION RESOLVED</b>	

<b>Motion 4</b>	
<b>Auditor</b>	<b>Ordinary Resolution</b> Submitted by Strata Committee
THAT an independent auditor be appointed for the period ending 31 August 2025.	
<b>MOTION RESOLVED</b>	

<b>Motion 5</b>	
<b>Tender Analysis - Core Consulting Engineers</b>	<b>Ordinary Resolution</b> Submitted by Strata Manager
That the Tender Analysis completed by Core Consulting Engineers, dated 08 October 2024, be reviewed and accepted.	
<b>MOTION RESOLVED</b>	

<b>Motion 6</b>	
<b>Quotation Acceptance - Fire Safety Works</b>	<b>Ordinary Resolution</b> Submitted by Strata Manager
That one of the following contractors be approved to carry out the works as detailed within their respective quotation and that the approved works be funded by way of capital works fund budget to be considered in motion 9.  Flame Safe Fire Protect Services Superior Fire Services  Note (not part of motion): Due to the excessive tender provided by Remedial, they have not been considered within this motion.	
<b>MOTION RESOLVED</b>	

<b>Motion 6 Alternatives</b>	
<b>Alternatives for Quotation Acceptance - Fire Safety Works</b>	<b>Motion Alternatives</b> Submitted by Strata Manager
(Option A) Flame Safe - \$ 783,713(Option B) Fire Protect Services - \$ 997,240(Option C) Superior Fire Services - \$907,124  <b>'OPTION C' has been selected with the highest votes.</b>	

<b>Motion 7</b>	
<b>Quarterly Administration Fund Levies</b>	<b>Ordinary Resolution</b> Submitted by Strata Committee
<p>THAT in accordance with Section 79(1) of the <i>Strata Schemes Management Act 2015</i>, that the estimate of receipts and payments, be considered and levies be determined to the administrative fund in accordance with section 81(1) of the <i>Strata Schemes Management Act 2015</i> at \$1,300,000.00 plus GST for the period February 2025 to January 2026. Payable in four equal instalments with the first instalment due on 1 February 2025, and subsequent instalments due on 1 May 2025, 1 August 2025 and 1 November 2025.</p>	
<b>MOTION RESOLVED</b>	

<b>Motion 8</b>	
<b>Capital Works Fund Plan</b>	<b>Ordinary Resolution</b> Submitted by Strata Committee
<p>THAT the owners corporation review the 10-year plan for the capital works fund in accordance with section 80(7) of the <i>Strata Schemes Management Act 2015</i> dated 06 October 2021 and authorises the strata manager to update.</p>	
<b>MOTION DEFEATED</b>	

<b>Motion 9</b>	
<b>Quarterly Capital Works Fund Levies</b>	<b>Ordinary Resolution</b> Submitted by Strata Committee
<p>THAT in accordance with Section 79(2) of the <i>Strata Schemes Management Act 2015</i>, that the estimate of receipts and payments, be considered and levies be determined to the Capital Works Fund in accordance with section 81(1) of the <i>Strata Schemes Management Act 2015</i> at \$600,000.00 plus GST, for the period February 2025 to January 2026. Payable in four equal instalments with the first instalment due on 1 February 2025, and subsequent instalments due on 1 May 2025, 1 August 2025 and 1 November 2025.</p>	
<b>MOTION RESOLVED</b>	

<b>Motion 10</b>	
<b>Debt Recovery</b>	<b>Ordinary Resolution</b> Submitted by Strata Committee
<p>THAT the managing agent be instructed to:</p> <ul style="list-style-type: none"> <li>a. send reminders to owners who do not pay levies within the month that they become due;</li> <li>b. commence legal proceedings for the recovery of outstanding levies, interest, costs &amp; expenses;</li> <li>c. engage a mercantile agent, solicitor and/or legal counsel for the purpose of conducting proceedings;</li> <li>d. instruct a mercantile agent, solicitors and/or legal counsel in relation to such proceedings.</li> </ul>	
<b>MOTION RESOLVED</b>	

<b>Motion 11</b>	
<b>Debt Recovery Payment Plan</b>	<b>Ordinary Resolution</b> Submitted by Strata Committee
<p>THAT in accordance with section 85(5) of the <i>Strata Schemes Management Act 2015</i>, the managing agent may, on behalf of the owners corporation, enter into payment plans with owners on request subject to there being, in the managing agent's opinion, sufficient funds to meet the owners corporations needs.</p>	
<b>MOTION RESOLVED</b>	

<b>Motion 12</b>	
<b>Insurances</b>	<b>Ordinary Resolution</b> Submitted by Strata Committee
<p>THAT the owners corporation confirm the insurance reports prepared by the managing agent.</p>	
<b>MOTION RESOLVED</b>	

<b>Motion 13</b>	
<b>Insurance Valuation</b>	<b>Ordinary Resolution</b> Submitted by Strata Committee
<p>THAT the owners corporation engage a valuer to value the building damage insurance amount for replacement and reinstatement as required under section 161 of the Strata Schemes Management Act 2015. The last valuation was completed in September 2022.</p>	
<b>MOTION RESOLVED</b>	

<b>Item 14</b>	
<b>Commissions &amp; Training Services</b>	
<p>THAT the owners corporation accept the report from the managing agent to the owners corporation which outlined commissions as disclosed in the insurance report. Waratah Strata Management is committed to the development and training of its staff and, in addition to formal training, from time to time arranges for unpaid presentations &amp; training from industry professionals. The estimated value of training services is estimated at less than \$100 per person per year.</p>	
<b>ACKNOWLEDGED</b>	

<b>Notes</b>
<p>In accordance with Section 60 of the <i>Strata Schemes Management Act 2015 (NSW)</i>, the Strata Manager disclosed to the Owners Corporation at the Annual General Meeting held on 28 November 2024, that commissions have been received in relation to the insurance policy of the Owners Corporation.</p> <p>The total amount of commission received by the Strata Manager during the reporting period was \$9,936.71. This disclosure has been noted in the records of the Owners Corporation.</p>

**Motion 15**

**Strata Committee Nomination & Election**

**Ordinary Resolution**

Submitted by Strata Committee

THAT the nominations of the strata committee be received and that the number of members on the strata committee be nine (9) and those members be as follows:

Name	Lot
Giuseppe Anthony Spatola	51
Jeffery Ching-Hao Wang	33/34
Kamini Desai	159
Carlos Fornieles Montoya	112
Genelle Godbee	142
Marianna Hagop Jin Ibrahim Paltikian	88
Stanley Pogorelsky	64
Carole Suat Swee Gan	72
James Zachary Zuravle	47

**MOTION RESOLVED**

**Motion 17**

**Restricted Matters**

**Ordinary Resolution**

Submitted by Strata Committee

THAT in accordance with clause 6(a) and 9(i) of Schedule 1 of the *Strata Schemes Management Act 2015* to decide if any matter or type of matter is to be determined by the owners corporation at a general meeting.

*Please note that this motion must be CARRIED and selected as 'YES' to proceed to select either option A or B*

**MOTION RESOLVED**

Motion 17 Alternatives	
Alternatives for Restricted Matters	Motion Alternatives Submitted by Strata Committee
<p><b>(Option A)</b> THAT there be no specific matter for which a general meeting must be convened. <b>(Option B)</b> THAT a matter is to be determined by the owners corporation at a general meeting.</p> <p><i>Should a lot owner wish to impose a restriction on the strata committee, that this specific restriction be submitted in writing to the strata manager at least 24 hours prior to the meeting.</i> <b>(Option C)</b> Abstain</p> <p><b>'OPTION B' has been selected with the highest votes with a monetary value of \$100,000.00</b></p>	

Motion 18	
Annual Fire Safety Statement	Ordinary Resolution Submitted by Strata Committee
<p>THAT the owners corporation consider the most recent annual fire safety statement, confirm arrangements for obtaining the next annual fire safety statement, and instruct the managing agent to sign the statement on behalf of the owners corporation for submission to council.</p>	
<b>MOTION RESOLVED</b>	

Motion 19	
Restrictions on Spending Expenditure vs Budget	Ordinary Resolution Submitted by Strata Committee
<p>That the 10% per item limitation of budget to actual expenditure be removed.</p>	
<b>MOTION RESOLVED</b>	

Motion 20	
Work Health & Safety Committee	Ordinary Resolution Submitted by Strata Committee
<p>THAT the members of the work health &amp; safety committee be determined and elected.</p>	
<b>MOTION DEFEATED</b>	

<b>Motion 21</b>	
<b>Work Health &amp; Safety Consultant</b>	<b>Ordinary Resolution</b> Submitted by Strata Committee
THAT a qualified contractor be appointed to carry out a work health and safety survey.	
<b>MOTION RESOLVED</b>	

<b>Motion 22</b>	
<b>Pest Inspection</b>	<b>Ordinary Resolution</b> Submitted by Strata Committee
THAT the owners corporation engages a contractor to inspect and undertake the general pest control to the complex.	
<b>MOTION RESOLVED</b>	

<b>Motion 23</b>	
<b>Special by-laws xx- Lot 79</b>	<b>Special Resolution</b> Submitted by Owner CHARBEL IBRAHIM- Lot 79
<p>The Owners – Strata Plan No. 52948 SPECIALLY RESOLVES pursuant to sections 108 and 143 of the Strata Schemes Management Act 2015 (“Act”) to:</p> <ol style="list-style-type: none"> <li>1. Authorise the Owner of Lot 79 to add to, alter and erect new structures on the common property by carrying out the Works (as that term is defined in the Special By-Law attached), subject to the terms and conditions of the Special By-Law attached; and</li> <li>2. Grant the Owner of Lot 79 the exclusive use of the Exclusive Use Area (as that term is defined in the Special By-Law attached),</li> </ol> <p>subject to the terms and conditions of the Special By-Law attached, and to make a by-law on the terms and conditions of the Special By-Law attached, and that notification of this change to the by-laws be lodged for registration in accordance with section 141 of the Act at the Registrar-General’s Office.</p>	
<b>MOTION SPECIALLY RESOLVED</b>	



<b>Motion 24</b>	
<b>Renovation application -Lot 200</b>	<b>Ordinary Resolution</b> Submitted by Strata Committee
That the renovation application of installation of Aurora 6.6KW system single phase solar panels on roof of Lot 200 be reviewed and approved.	
<b>MOTION DEFEATED</b>	

<b>Motion 25</b>	
<b>Motions Requisitioned by Lot 158 Owner</b>	<b>Ordinary Resolution</b> Submitted by Owner Lot 158
That the attached motions requisitioned by the owners of Lot 158 be tabled and discussed.	
<b>MOTION DEFEATED</b>	