



THE OWNERS OF LOTS IN COMMUNITY ASSOCIATION DP NO. 270003

ADDRESS: RALEIGH PARK, TODMAN AVENUE, KENSINGTON

MINUTES OF AN ANNUAL GENERAL MEETING OF COMMUNITY ASSOCIATION D.P. NO 270003

An annual general meeting of the Community Association DP. No 270003 was held on **21 August 2018** in the Community Hall, 2 Black Lion Place, Kensington. The meeting commenced at 6.30 p.m.

PRESENT BY PROXY

Neighbourhood Plan 285008 – (Lot 2) proxy to Su Jen Cheng
Neighbourhood Plan 285020 – (Lot 4) proxy to Bun Hung
Neighbourhood Plan 285263 – (Lot 15) proxy to Hannah Kwong
Strata Plan 50708 – (Lot 20) proxy to Patsy Thompson
Strata Plan 43357 – (Lot 22) proxy to Michael Koureas
Strata Plan 39837 – (Lot 23) proxy to Wayne Marks
Strata Plan 55236 – (Lot 24) proxy to Margaret Blake
Payuko Pty Limited – (Lot 26) proxy to Diana Szetu
V & A Suhadi – (Lot 27) proxy to John Chase
Neighbourhood Plan 285055 – (Lot 33) proxy to Diana Szetu
Neighbourhood Plan 285100 – (Lot 35) proxy to Alf Chen
Neighbourhood Plan 285253 – (Lot 36) proxy to Penny Graham
Neighbourhood Plan 285378 – (Lot 38) proxy to John Chase
Strata Plan 46305 – (Lot 40) proxy to Tony Zamora
Neighbourhood Plan 285304 – (Lot 42) proxy to Elaine Blumgart

QUORUM

Quorum declared represented by lot owners and proxies

APOLOGIES:

Nil

IN ATTENDANCE

Lucio Leiker of Peter Clisdell Pty Limited
Observers from various subsidiary bodies as follows:-

Liesbeth Foley
Graeme Cohen
Norman Dusheiko
Paul Sutton
Lynette Isaacs
Nicholas Coroneos

CHAIRPERSON

Bun Hung

1. Chairperson Report:

The Chairperson presented his report to the meeting.

2. Minutes:

RESOLVED that the minutes of the last Annual General Meeting of the Community Association held on 21 September 2017 be confirmed as a true record and account of the proceedings at that meeting.

3. Financial Statements:

RESOLVED that the audited financial statements for the period ended 30 June 2018 be adopted.



**MINUTES OF EXECUTIVE COMMITTEE MEETING
COMMUNITY ASSOCIATION DP NO. 270003
Raleigh Park, Kensington**

An Executive Committee Meeting of Community Association DP **270003** was held immediately following the Annual General Meeting.

Present: Eric Shapiro (DP285021), Penny Graham (285253), Elaine Blumgart (285304), Wayne Marks (SP39837) Alf Chen (285100), Bun Hung (285020), Diana Szetu (285055), John Chase (285378), Tony Zamora (SP46305)

Apologies: Nil

In Attendance: Lucio Leiker – Peter Clisdell Pty Limited

Chairperson: Bun Hung

MOTIONS

1. **Minutes:** Resolved that the minutes of the previous meeting be confirmed.
2. **Office Bearers:** Resolved;
 - i. That Bun Hung be appointed Chairperson,
 - i. That Elaine Blumgart be appointed Secretary; and
 - ii. That Alf Chen be appointed Treasurer
3. **Architectural Review Sub-Committee:** Resolved that pursuant to By-law 4, a review sub-committee consisting of the following two (2) full time members and one (1) part time member be appointed.

Full time – Penny Graham & Elaine Blumgart
Part time – Diana Szetu

Chairperson – Penny Graham
4. **Insurance:** RESOLVED that the insurance submission of Austbrokers issued on 16th August 2018 be accepted in respect of recommended insurances for DP 270003 (the Community Association)
5. **Acceptance of quote of Neverstop Irrigation P/L** RESOLVED that the quote of Neverstop Irrigation Pty Ltd dated 25th June 2018 in the sum of \$8,795.00 plus GST to extend the bore water line from Basin Park to the lawn areas outside the properties at 2 The Serpentine and 76 Brompton Road be accepted

6. Next Meeting

Executive Committee members agreed on the following dates for Executive Committee meetings

25 September 2018

27 November 2018

19 February 2019

30 April 2019

23 July 2019

Meetings to commence at 6.30pm in the Community Hall.

There being no further business, the Chairperson closed the meeting at 7.42 pm.

A vote of thanks was extended to Vincent Wong for his past assistance.

4. **Budget:** RESOLVED that the statement of estimated receipts and payments ("Budget") for the twelve-month period from **1 July 2018** in respect of Community Association and Swimming Pool expenditure (Pursuant to by-law 16 of the Community Management Statement) as tabled be adopted.

5. **Levy Contributions:** (a) RESOLVED that the following contributions to the Administrative Fund & Sinking Fund be determined in accordance with Schedule 1, Part 4, clause 13 of the Community Land Management Act 1989 for the twelve month period from **1 August 2018,**

Community Assoc:	Administration Fund	\$ 599,700.00 + GST
	Sinking Fund	\$ 145,500.00 + GST
Swimming Pool:	Administration Fund	\$ 40,000.00 + GST
	Sinking Fund	\$ 40,000.00 + GST

(b) RESOLVED, that the contributions be set in accordance with the Budget and be paid in equal quarterly instalments, due and payable on **1 August 2018, 1 November 2018, 1 February 2019 and 1 May 2019.**

6. **Auditor:** (a) RESOLVED that an auditor be appointed by the Community Association for the financial year ending 30 June 2019.

(b) RESOLVED that Theway Accounting Services of Suite 205, Level 2, 74 Pitt Street, Sydney be appointed as auditors for the Community Association.

7. **Insurance:** RESOLVED that the insurance policies currently in force be confirmed.

8. **Election of Executive Committee:** In accordance with section 29 and Schedule 6, Part 1 of the Community Land Management Act 1989 the following 10 eligible persons were nominated for election to the Executive Committee

Bun Hung; Eric Shapiro; Diana Szetu; Alf Chen; Penny Graham; John Chase; Elaine Blumgart; Tony Zamora; Wayne Marks; Patsy Thompson

It was determined that the number be set at nine (9) and a ballot was held. The following were elected to the Executive Committee;

Elaine Blumgart (DP285304)	Alf Chen (DP285100)	Eric Shapiro (DP285021)
Penny Graham (DP285253)	Wayne Marks (SP39837)	John Chase (DP285378)
Tony Zamora (SP46305)	Diana Szetu (DP285055)	Bun Hung (DP285020)

CLOSURE There being no further business the meeting was closed at 7.20PM