



## 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 **25 August 2021** via a **Zoom Conference**. The meeting commenced at 5.34 PM.

<b>PRESENT BY PROXY</b>	Neighbourhood Plan 285008 –	(Lot 2) proxy to Kevin Fine
	Neighbourhood Plan 285020 –	(Lot 4) proxy to Dorothy Crisford
	Neighbourhood Plan 285021 –	(Lot 5) proxy to Marilyn Hauptmann
	Neighbourhood Plan 285263 –	(Lot 15) proxy to Diana Szetu
	R W Menzies Pty Ltd	(Lot 17) proxy to Diana Szetu
	Strata Plan 50708 –	(Lot 20) proxy to John Thompson
	Strata Plan 49142 –	(Lot 21) proxy to Paul Sutton
	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 Robert Hulme
	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** Jonathan Hoang of Clisdells Strata Management.  
Chris Kontis of Jones Lang Lasalle  
Observers from various subsidiary bodies as follows: -

Eric Shapiro  
Margaret Berlund  
Andrew Heading  
Fiona Meager  
Denyse Bartmote

**CHAIRPERSON** Jonathan Hoang (Clisdells Strata) by invitation

**1. Chairperson Report:** The Chairperson's report was tabled at the meeting.

**2. Minutes:** RESOLVED that the minutes of the last Annual General Meeting of the Community Association

held on 25 August 2020 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 2021 be adopted.
- 4. Budget:** RESOLVED that the statement of estimated receipts and payments ("Budget") for the twelve-month period from **1 July 2021** 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 2021**,
- |                  |                     |                     |
|------------------|---------------------|---------------------|
| Community Assoc: | Administration Fund | \$ 830,000.00 + GST |
|                  | Sinking Fund        | \$ 150,000.00 + GST |
| Swimming Pool:   | Administration Fund | \$ 10,000.00 + GST  |
|                  | Sinking Fund        | \$ 0.00             |
- (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 2021, 1 November 2021, 1 February 2022 and 1 May 2022.**
- 6. Auditor:**
- (a) RESOLVED that an auditor be appointed by the Community Association for the financial year ending 30 June 2022.
- (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. AMENDMENT TO THE COMMUNITY MANAGEMENT STATEMENT – PART 4 OPTIONAL MATTERS – Repeal and replacement of existing bylaw - Keeping of Animals (Bylaw 39).**
- RESOLVED that it be resolved by SPECIAL RESOLUTION pursuant to section 14(3)(c) of the *Community Land Management Act 1989* (NSW) to amend By-Law No. 39 Keeping of Animals, of the by-laws for the community scheme, being contained in Part 4 of the Community Management Statement, by repealing that by-law and replacing it with new ByLaw 39 in the form set out in [*Schedule 1*] to this Notice, and to do all things To cause such amendment of the Community Management Statement (by the amendment of the existing by-law) to be registered with NSW Land Registry Services.
- Motion was unanimously approved.
- Motion carried.
- 9. Election of Executive Committee:**
- In accordance with section 29 and Schedule 6, Part 1 of the Community Land Management Act 1989 the following 8 eligible persons were nominated for election to the Executive Committee
- |              |                      |
|--------------|----------------------|
| Dot Crisford | - Written Nomination |
| Diana Szetu  | - Written Nomination |

Alf Chen - Written Nomination  
Penny Graham - Verbal Nomination  
Robert Hulme - Written Nomination  
Wayne Marks - Written Nomination  
Marilyn Hauptmann - Written Nomination

It was determined that the number be set at **seven (7)** and a ballot was held.

The following were elected to the Executive Committee;

Dot Crisford (DP285020)  
Alf Chen (DP285100)  
Penny Graham (DP285253)  
Diana Szetu (DP285055)  
Wayne Marks (SP39837)  
Robert Hulme (SP55236)  
Marilyn Hauptmann (DP285021)

**CLOSURE**

There being no further business the meeting was closed at 5.58 PM.