



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 2020** in the **Community Hall, 2 Black Lion Place, Kensington**. The meeting commenced at 6.30PM.

PRESENT BY PROXY

Neighbourhood Plan 285008 –	(Lot 2) proxy to Kevin Fine
Neighbourhood Plan 285020 –	(Lot 4) proxy to Bun Hung
Neighbourhood Plan 285021 –	(Lot 5) proxy to Diana Szetu
Neighbourhood Plan 285263 –	(Lot 15) proxy to Hannah Kwong
Menzies Management P/L	(Lot 17) proxy to Diana Szetu
Strata Plan 50708 –	(Lot 20) proxy to John Thompson
Strata Plan 49142 –	(Lot 21) proxy to Paul Sulton
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 Brenda Phillis
Payuko Pty Limited –	(Lot 26) proxy to Diana Szetu
V & A Suhadi –	(Lot 27) proxy to Diana Szetu
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

Observers from various subsidiary bodies as follows: -

Liesbeth Foley
L Hung
Anne Francis
Martin Francis
Eva Poon
Dorothy Crisford
Fiona Meager
Andrew Heading
Arthur Chau
Lucky Leong
Gerhard Hantschl
Robert Hulme
Hugh Ryan
Gerald Mallinick
Bella Mallinick

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 27 August 2019 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 2020 be adopted.
4. **Budget:** RESOLVED that the statement of estimated receipts and payments ("Budget") for the twelve-month period from **1 July 2020** 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 2019**,
- | | | |
|------------------|---------------------|---------------------|
| Community Assoc: | Administration Fund | \$ 810,000.00 + GST |
| | Sinking Fund | \$ 30,000.00 + GST |
| Swimming Pool: | Administration Fund | \$ 0.00 + GST |
| | Sinking Fund | \$ 0.00 + 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 2020, 1 November 2020, 1 February 2021 and 1 May 2021**.
6. **Auditor:**
- (a) RESOLVED that an auditor be appointed by the Community Association for the financial year ending 30 June 2021.
- (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 8 eligible persons were nominated for election to the Executive Committee
- | | |
|-----------------|---------------------|
| Kevin Fine | - Verbal Nomination |
| Diana Szetu | - Verbal Nomination |
| Alf Chen | - Verbal Nomination |
| Penny Graham | - Verbal Nomination |
| Elaine Blumgart | - Verbal Nomination |
| Tony Zamora | - Verbal Nomination |
| Wayne Marks | - Verbal Nomination |

It was determined that the number be set at **seven (7)** and

The following were elected to the Executive Committee;

Kevin Fine (DP285008)
Elaine Blumgart (DP285304)
Alf Chen (DP285100)
Penny Graham (DP285253)
Diana Szetu (DP285055)
Wayne Marks (SP39837)
Tony Zamora (SP46305)

CLOSURE

There being no further business the meeting was closed at 7.05 PM.