

Meeting Date	11 June 2025		
Meeting Location	Teams Meeting Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_M2RINDIxYjktNWMONy00ZjQ4LTgxNGMtNTZjYjQ3ZjNhZjY0%40thread.v2/0?context=%7b%22Tid%22%3a%22ec36fc6f-5654-4655-9df1-f33f8836269a%22%2c%22Oid%22%3a%2277920b22-04c1-400f-8a50-28224ed56451%22%7d Meeting ID: 467 955 512 556 7 Passcode: 3Us9z2EJ		
Lots Represented	Lot 2	Blake booth	Electronic vote
	Lot 4	Miguel Alcocer	Owner present
	Lot 8	Alicia Melrose	Owner present
Chairperson	Miguel Alcocer		
Additional Attendees	Anzelle Cloete		
Apologies	Blake Booth		
Quorum	There being a quorum represented, the meeting opened at 05:30 PM.		

Motion 1				
Report from the Chairperson			Ordinary Resolution	
Motion: That by ordinary resolution the chairperson’s report be accepted and entered into the records of the body corporate. (attached)				
Mover: Alicia Melrose Seconded: Miguel Alcocer				
Motion CARRIED.				
VOTES	Yes: 3	No: 0	Abs: 0	Inv: 0

Motion 2				
Confirmation of Minutes of Previous Annual General Meeting (AGM)			Ordinary Resolution	
Motion: That by ordinary resolution the minutes of the AGM held on 13 June 2024 be approved and adopted as a true and accurate record of the meeting.				
Mover: Alicia Melrose Seconders: Miguel Alcocer				
Motion CARRIED.				
VOTES	Yes: 3	No: 0	Abs: 0	Inv: 0

Motion 3				
BC - Conflict of Interest Register		Ordinary Resolution		
In accordance with regulation 6(5)ca the body corporate committee conflict of interest register has to be provided with the AGM agenda, and is herewith attached.				
Motion: That by ordinary resolution the body corporate approves the Committee Conflict of Interest Register as presented to the AGM.				
Mover: Miguel Alcocer Seconders: Alicia Melrose				
Motion CARRIED.				
VOTES	Yes: 3	No: 0	Abs: 0	Inv: 0

Motion 4				
BC - Decisions Register			Ordinary Resolution	
Motion: That by ordinary resolution the decisions register dated May 2025 is approved and that those decisions shall continue in force until revoked or amended at a future general meeting.				
Mover: Miguel Alcocer Seconders: Alicia Melrose				
Motion CARRIED.				
VOTES	Yes: 3	No: 0	Abs: 0	Inv: 0

Item 5	
Matters Arising from Previous Meeting	
Action Items:	
Set a new budget from 1 April 2025 – Committee. - Carry forward	
Review Health Safety Register – Carry forward	
Obtain a quotation for Valuation if the broker requires one before insurance renewal in August 2024. - Carry forward	

Motion 6				
Financial Statements for the year ending 31 March 2025			Ordinary Resolution	
Motion: That by ordinary resolution the financial statements for the year ending 31 March 2025 with net accumulated funds of \$33,014.63 be accepted as a true and accurate record of the financial performance and position of the body corporate.				
Mover: Miguel Alcocer Seconders: Alicia Melrose				
Motion CARRIED.				
VOTES	Yes: 3	No: 0	Abs: 0	Inv: 0

Motion 7				
BC - Audit of Financial Statements			Special Resolution	
Motion: That by special resolution and in accordance with section 132(8), section 132(2) will not apply to the financial statements of the Body Corporate for the year 31 March 2026 and that the accounts not be audited, reviewed or verified. Should this motion not be passed then the audit, review or specific verification procedure as agreed to by the body corporate is to be done under Special Purpose Financial Reports (SPFR) only.				
Mover: Miguel Alcocer Seconders: Alicia Melrose				
Motion CARRIED.				
VOTES	Yes: 3	No: 0	Abs: 0	Inv: 0

Motion 8				
Long Term Maintenance Plan			Ordinary Resolution	
Motion: That by ordinary resolution the body corporate arrange for a review of their current LTMP before the next held AGM.				
Mover: Miguel Alcocer Seconded: Alicia Melrose				
Motion CARRIED.				
VOTES	Yes: 3	No: 0	Abs: 0	Inv: 0

Item 9
BC - Health and Safety - Annual Update of Hazard Register and notification of notifiable events
Health and Safety Hazard Register and notification of any safety incidents / issues or near misses during the last year.

Item 10
Latest Insurance Valuation Information
<p>The Unit Titles Act (UTA) stipulates that a Body Corporate shall keep all buildings and other improvements insured to full replacement value. Where this is not available, Indemnity cover is permitted. Not all of Oxygen Strata Limited's clients are governed by the UTA. However, Oxygen Strata Limited recommends that, whether our client is a Body Corporate or not, this standard is right for all ownership types. Oxygen Strata Limited further recommends that an Insurance Valuation be undertaken yearly; ultimately, this is a decision for the chairperson and members.</p> <p>Insurance Brokers</p> <p>Insurance brokers understand insurance contracts and try to match your Body Corporate with an appropriate wording; additionally, they use their capabilities for driving competition amongst insurance companies and usually have some sway with the Insurer's towards claims due to significant tracts of premium over many customers. Because of their experience in their field of expertise, they can give sound advice around all sorts of issues involved in insuring properly and to the requirements of the Unit Titles Act.</p>

Valuation

The amount of insurance cover taken by the body corporate is of significant importance to all members. Collectively the members should agree whether or not to incur the cost of a valuation for insurance purposes. The last valuation was completed on 7 September 2023. The body corporate buildings were valued at:

ASSET	REINSTATEMENT ESTIMATE	REINSTATEMENT INFLATIONARY PROVISION	DEPRECIATED REPLACEMENT COST ESTIMATE	DRC INFLATIONARY PROVISION	DEMOLITION ESTIMATE
Total (excl GST)	\$3,160,000	\$360,000	\$1,230,000	\$5,500	\$220,000

Each valuer can have quite differing opinions in determining a replacement sum insured. There are certain bodies corporate who change valuers periodically or engage the services of a quantity surveyor from time to time as a way of testing previous valuation methods applied.

Motion 11

Body Corporate Levies - Operating Budget

Ordinary Resolution

Motion: That by ordinary resolution the operating budget for the financial year 1 April 2025 to 31 March 2026 is approved at a levy income of \$39,974.27 and expenditure of \$42,989.25. That in accordance with section 121 of the Unit Titles Act 2010 the budget shall be raised by utility interest due for payment by instalments by the due date being 1 April 2025, 1 July 2025, 1 October 2025, 1 Jan 2026. That the levy takes effect on 1 July 2025 and be apportioned over the remaining quarters of the financial year.

Mover: Alicia Melrose **Seconder:** Miguel Alcocer

Motion CARRIED.

VOTES

Yes: 3

No: 0

Abs: 0

Inv: 0

Motion 12

Body Corporate Levies - Long Term Maintenance Budget

Ordinary Resolution

Motion: That by ordinary resolution an income of \$10,563.48 by way of a transfer of \$5,000.00 and a levy revenue income of \$5,563.48 and an expenditure of \$11,394.00 in the LTMF be approved. That in accordance with section 121 of the Unit Titles Act 2010 the long-term maintenance budget shall be raised by utility interest due for payment in instalments by the due date being 1 April 2025, 1 July 2025, 1 October 2025, 1 Jan 2026. That the levy takes effect on 1 July 2025 and be apportioned over the remaining quarters of the financial year.

Mover: Alicia Melrose **Seconder:** Miguel Alcocer

Motion CARRIED.

VOTES	Yes: 3	No: 0	Abs: 0	Inv: 0
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Motion 13

Committee - Number of Committee and Quorum

Ordinary Resolution

Motion: That by ordinary resolution the body corporate shall have no less than 3 committee members and that 2 are required for a quorum at meetings of the body corporate committee

Motion DEFEATED.

VOTES	Yes: 1	No: 2	Abs: 0	Inv: 0
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Motion 14

BC - Appointment of Committee Members

Ordinary Resolution

Motion: That by ordinary resolution the Committee be made up of the following nominees:

Motion DEFEATED.

VOTES	Yes: 0	No: 2	Abs: 1	Inv: 0
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Motion 15

Election of Chairperson

Ordinary Resolution

Motion: That by ordinary resolution <u>Miguel Alcocer</u> be duly elected as chairperson until the next held AGM of the body corporate.				
Mover: Alicia Melrose Seconded: Miguel Alcocer				
Motion CARRIED.				
VOTES	Yes: 2	No: 0	Abs: 1	Inv: 0

Motion 16				
BC - Delegation of the Body Corporate's duties and powers to the Body Corporate Committee			Special Resolution	
Motion: That by special resolution, in accordance with section 108(1) Unit Titles Act 2010 (Act) the body corporate delegates its duties and powers (except those in section 108(2)) to the body corporate committee with effect until the next AGM, in order that the body corporate may fulfil its obligations under the Act and its Regulations. The body corporate committee shall report on the exercise of the delegation at each AGM of the body corporate.				
Mover: Alicia Melrose Seconded: Miguel Alcocer				
Motion CARRIED.				
VOTES	Yes: 3	No: 0	Abs: 0	Inv: 0

Motion 17				
Delegation of Body Corporate Chairperson's Duties to the Committee			Special Resolution	
Motion: That by special resolution, in accordance with section 108(1) Unit Titles Act 2010 and regulation 11(2) Unit Titles Regulations 2011, the body corporate delegates the body corporate chairperson’s duties in regulation 11(1) to the body corporate committee with effect until the next AGM.				
Motion DEFEATED.				
VOTES	Yes: 1	No: 2	Abs: 0	Inv: 0

Motion 18				
Debt Collection		Ordinary Resolution		
<p>Motion: That by ordinary resolution Oxygen be authorised by the body corporate to recover any unpaid levies or any other unpaid on charges owed to the body corporate, whether through court proceedings or otherwise, that may be outstanding for 30 days after the due date and to charge interest at the rate of 10% per annum as provided under the Unit Titles Act 2010 on any monies due from the due date until the payment date. Oxygen’s costs and all costs and expenses involved in the issue of demands or legal proceedings on a full cost recovery basis shall be recoverable against the proprietor in full, pursuant to the Unit Titles Act 2010. Oxygen is directed to pursue any current debtors who are beyond 30 days of the due date using Oxygen’s debt collection procedures and this includes the issuing of proceedings if required.</p>				
<p>Mover: Miguel Alcocer Seconded: Alicia Melrose</p>				
<p>Motion CARRIED.</p>				
VOTES	Yes: 3	No: 0	Abs: 0	Inv: 0

Item 19
General Information
<p>The quote for the walkway flooring has been approved, and the work will proceed as planned.</p> <p>Regarding the guttering and water overflow issues during heavy rain, the Body Corporate noted that the overflow appears to occur only during extreme weather events. Owners are requested to report any instances of water ingress to help assess the severity and frequency of the issue. Once sufficient reports are received, the Body Corporate will revisit the existing guttering quote and consider the need for replacement or upgrades.</p>

With no further business to discuss, the meeting was closed at 06:20 PM.

Chairperson: _____

Date: _____

Action Items:
Review H&S plan
Draft budget from 1 April 2026 to 31 March 2027

Annual Report to Unit Owners
Pirie Crescent Body Corporate 45131
1 April 2024 – 31 March 2025

Dear Owners,

We hope this finds you well. Here's a brief summary of what's been happening at Pirie Crescent over the past financial year. With the support from Oxygen and in particular Anzelle we have kept things ticking over on the day-to-day side and completed an important bit of work on the roof that we'd like to highlight.

1. Finances at a Glance

Over the year, we spent a total of \$36,439.99 on regular running costs. This included things like:

Garden maintenance – regular visits came to \$3,610.00

Management and secretary fees – \$5,039.79

Insurance premiums (It is possible that costs will increase) – \$21,945.81

Electricity – \$328.95

Minor repairs – \$340.40

We also made a \$5,000 transfer into the long-term maintenance fund to keep it healthy for future needs.

2. Roof Repair – A Major Win

A big job this year was addressing the roof, which had developed rust issues and needed urgent attention. Using funds from the Long Term Maintenance Fund, we spent \$8,947.00 to:

Remove rusted aluminium sheets

Carry out repairs and rust treatment

Reinforce sections to protect against future wear and tear

While this was a significant outlay, the result has been excellent. The roof is now in much better shape and should serve us well for years to come.

3. Looking Ahead

With the roof sorted, we're not expecting any big repair costs in the immediate future. Our focus will stay on keeping the place well-maintained and tidy, while planning ahead for any upcoming work that might be needed.

We will also review options for identified leaks during irregular weather conditions at our AGM meeting.

Thanks again for your ongoing support. Your contributions help keep our shared property in great shape.

Kind regards,
Miguel Alcocer