



STRATA COMMUNITY AUSTRALIA (WA) Inc.

**MINUTES
OF THE EXTRAORDINARY GENERAL MEETING
OF MEMBERS**

29 May 2017

The Extraordinary General Meeting took place in Conference Room 1, REIWA Learning Centre, Level 1, 215 Hay Street, Subiaco East at 2.00pm on 29th May 2017.

1. PRELIMINARY MATTERS

1.1 Appointment of Chairman

In accordance with rule 14 (4) of the Constitution, President Scott Bellerby presided as Chairman for the meeting. The Chairman welcomed those present.

1.2 Lodgement of Proxy Forms

The Chairperson confirmed that all proxies have been received prior to the commencement of the meeting.

1.3 Valid Proxies

The Chairman announced that 131 valid proxies had been registered, detailed as follows:

First Name	Last Name	Organisation	Proxy Name
Jasmine	Abraham	Exclusive Strata Management	Ryan Murphy
Mark	Atkinson	Atkinson Legal	Scott Bellerby
Catherine	Barnes	Pro-Active Strata Management	James Donnelly
Julia	Barratt-Hill	Richardson Strata Management	Kyra or Ryan Murphy
Narelle	Behme	Strata Administration Services	The Chairperson
Joan	Bellerby	Bellcourt Strata Management	Scott Bellerby
Suzanne	Boardman	Chambers Franklyn	Andrew Chambers
Katie	Bock	Busselton Strata Managers	The Chairperson
Alan	Bowra	Amvest Strata Management	The Chairperson
Carol	Boxhall	All Strata Management Services	Cherith Pettit-Jones
Rebecca	Bray	Chambers Franklyn	Andrew Chambers
Elizabeth	Brook	Richardson Strata Management	Kyra or Ryan Murphy
Luke	Brown	Exclusive Strata Management	Ryan Murphy
Natalie	Bryce	WA Strata Management	The Chairperson
Julian	Bullock	Longitude Insurance	Scott Bellerby
Debra	Burgess	Richardson Strata Management	Kyra or Ryan Murphy
Courtney	Butters-Kerr	Bellcourt Strata Management	Scott Bellerby
Joe	Carbone	Richardson Strata Management	Kyra or Ryan Murphy
Diane	Carecos	Strata Asset Services	Paul Keet
Sharon	Chambers	Chambers Franklyn	Andrew Chambers
Janine	Chapman	Strata Alliance	Scott Bellerby
Laura	Chapman	Strata Alliance	The Chairperson
Samantha	Chitty	Chambers Franklyn	Andrew Chambers
Maizie	Churstain	i.fresh strata	The Chairperson
David	Clark	Houspect	The Chairperson
Dyani	Cobbols	Strata CBD	The Chairperson
Eve	Cook	Exclusive Strata Management	Ryan Murphy
Savannah	Corlett	Richardson Strata Management	Ryan Murphy
Alastair	Cornish	Strata Matters	Kara Grant
Paige	Coutts	Blackburne	The Chairperson
Patricia	Cowen	Strata Administration Services	The Chairperson
Nikki	D'Agostino	Blackburne	The Chairperson

First Name	Last Name	Organisation	Proxy Name
Jamie	Daniel	Exclusive Strata Management	Ryan Murphy
Chris	Dave	Chambers Franklyn	Andrew Chambers
Charmaine	Dennis	Exclusive Strata Management	Ryan Murphy
Sharon	Donnelly	Pro-Active Strata Management	James Donnelly
Luke	Downie	Mark Hay Realty	The Chairperson
Melanie	Duncan	Chambers Franklyn	Andrew Chambers
Clare	Edwards	WA Strata Management	The Chairperson
Karen	Emmanuel	Strata Asset Services	Paul Keet
Annie	Fenech	All Strata Management Services	Cherith Pettit-Jones
Kandice	Fitzgerald	All Strata Management Services	Cherith Pettit-Jones
Elizabeth	Florence	Abode Strata Management	Scott Bellerby
Diane	Fountain	Chambers Franklyn	Andrew Chambers
Phillip	Geary	Ascend Strata Support	Ryan Murphy
Tarsha	Geiser	Bellcourt Strata Management	Scott Bellerby
Dee	Gow	Gow Property	Scott Bellerby
Amy	Green	Chambers Franklyn	Andrew Chambers
Alan	Green	ALCA Southern Strata	The Chairperson
Sheryal	Griggs	Strata Asset Services	Paul Keet
Beverley	Grigo	Strata Asset Services	Paul Keet
Debra	Grimm	Richardson Strata Management	Kyra or Ryan Murphy
Shannon	Halton	Bellcourt Strata Management	Scott Bellerby
Rebecca	Hamann	Exclusive Strata Management	Ryan Murphy
Zoe	Hollins	Pro-Active Strata Management	James Donnelly
Renee	Holywell	Strata Asset Services	Paul Keet
Naomi	Hudson	WA Strata Management	The Chairperson
Brooke	Jeffery	Exclusive Strata Management	Ryan Murphy
Ravindran	Karuppan	Exclusive Strata Management	Ryan Murphy
Greg	Keet	Strata Asset Services	The Chairperson
Warren	Kiddle	Strata Administration Services	The Chairperson
Leisa	Kirby	Ace Body Corporate Mount Lawley	The Chairperson
Lisa	Kneebone	Exclusive Strata Management	Ryan Murphy
Jake	Kneebone	Exclusive Strata Management	Ryan Murphy
Silvana	Kreyen	All Strata Management Services	Cherith Pettit-Jones
Kelsie	Langdon	Pro-Active Strata Management	James Donnelly
Darren	Leslie	i.fresh strata	The Chairperson
Hayley	Lindberg	Exclusive Strata Management	Ryan Murphy
Hayley	Luff	Strata CBD	The Chairperson
Gonzalo	Maldonado	Exclusive Strata Management	Ryan Murphy
Stacey	Marks	Pro-Active Strata Management	James Donnelly
Sharon	Martin	Bellcourt Strata Management	Scott Bellerby
Mikayla	Mason	Mark Hay Realty	The Chairperson
Zoe	Maxwell	Southern Strata Services	Ryan Murphy
Caron	McBride	Pro-Active Strata Management	James Donnelly
Shannon	McCabe	Mark Hay Realty	The Chairperson
Mark	McCasker	WA Strata Professionals	The Chairperson
Kelly	McGuire	Richardson Strata Management	Kyra or Ryan Murphy
Patrick	McMahon	Chambers Franklyn	Andrew Chambers
Pam	McManis	Strata Asset Services	Paul Keet
Marc	Metzger	MagiXstrata	Marietta Metzger
Julie	Mills	Mark Hay Realty	The Chairperson

First Name	Last Name	Organisation	Proxy Name
Michael	Mitchell	Bellcourt Strata Management	Scott Bellerby
Phil	Monaco	GV Lawyers	Scott Bellerby
Deborah	Morley	Bellcourt Strata Management	Scott Bellerby
Chelsea	Mosconi	Strata Administration Services	The Chairperson
Peter	Munday	Strata Central Consulting & Training	The Chairperson
Colette	Neasmith	Armada Strata Management	Scott Bellerby
Theresa	Nolan	Exclusive Strata Management	Ryan Murphy
Brianna	Noske	Prestige Strata Management	The Chairperson
David	Nurse	Exclusive Strata Management	Ryan Murphy
Rowena	Nurse	Strata CBD	The Chairperson
Susie	Oates	i.fresh strata	The Chairperson
Rebecca	O'Mahony	Pro-Active Strata Management	James Donnelly
Andrea	Oswald	All Strata Management Services	Cherith Pettit-Jones
Heather	Peet	Personal Strata Services	The Chairperson
Ellyn	Pettit	Pro-Active Strata Management	James Donnelly
Belinda	Pfister	Exclusive Strata Management	Ryan Murphy
Natalie	Pollock	Blackburne	Kara Grant
Elizabeth	Pudwell	Strata Alliance	The Chairperson
Paul	Rados	PRC	The Chairperson
Karen	Richardson	Richardson Strata Management	Kyra or Ryan Murphy
Gemma	Richardson	Richardson Strata Management	Ryan Murphy
Elizabeth	Rock	Exclusive Strata Management	Ryan Murphy
Kim	Rollings	Chambers Franklyn	Andrew Chambers
Gina	Rowlands	Commercial Strata Management	Marietta Metzger
Brian	Rulyancich	Stratacam	Scott Bellerby
Ingolf	Rutterman	Chambers Franklyn	Andrew Chambers
Kym	Shannon	Strata Administration Services	The Chairperson
Rhea	Smith	Exclusive Strata Management	Ryan Murphy
Narelle	Smith	Exclusive Strata Management	Ryan Murphy
Belinda	Spiers	Strata Asset Services	Paul Keet
Daniel	Stephenson	Strata Administration Services	The Chairperson
Yvonne	Surma	Richardson Strata Management	Kyra or Ryan Murphy
Nick	Swallow	Body Corporate Brokers	Scott Bellerby
Sofia	Swensen	Colliers International WA	Kara Grant
Jessica	Tait	Blackburne	Kara Grant
Simone	Thomson	Pro-Active Strata Management	James Donnelly
Ellen	Toczylowski	Bellcourt Strata Management	Scott Bellerby
Christine	Togiapoe	Southern Strata Services	The Chairperson
Suzanne	Tracey	Exclusive Strata Management	Ryan Murphy
Wendy	Trevisiol	Southern Strata Services	Ryan Murphy
Maduka	Ukandu	Exclusive Strata Management	Ryan Murphy
Kim	Van Elden	Bellcourt Strata Management	Scott Bellerby
Rosie	VanderHeyden	Richardson Strata Management	Kyra or Ryan Murphy
Henry	Vurens van Es	Smithwick Strata Services	The Chairperson
Kristy	Ward	Prestige Strata Management	The Chairperson
Ruth	Williams	Strata Asset Services	Paul Keet
Marianne	Williamson	PRD Nationwide Broome	Kara Grant
Emma	Williamson	i.fresh strata	The Chairperson
Marilyn	Wilson	Bellcourt Strata Management	Scott Bellerby

1.4 Members Present

The following members were present personally:

Life Members	
Member	
Nil	
Management Business Members	
Member	Authorised Representative
All Strata Management Services	Cherith Pettit-Jones
Bellcourt	Scott Bellerby
Chambers Franklyn	Andrew Chambers
Dominion Strata	Matthew Bird
magiXstrata	Marietta Metzger
Pro-Active Strata Management	James Donnelly
Richardson Strata Management	Kyra Murphy
Strata Asset Services	Paul Keet
Management Members	
Member	Organisation
Scott Bellerby	Bellcourt
Matt Bird	Dominion Strata
Andrew Chambers	Chambers Franklyn
James Donnelly	Pro-Active Strata Management
Paul Keet	Strata Asset Services
Marietta Metzger	magiXstrata
Ryan Murphy	Richardson Strata Management
Kyra Murphy	Richardson Strata Management
Cherith Pettit-Jones	All Strata Management
Business Members	
Member	Authorised Representative
CHU Underwriting Agencies	Leanne Wahlert
Slater & Gordon Lawyers	Rachel Cosentino
Strata Community Insurance	Leonie Milonas
Personal Members	
Member	Organisation
Leonie Milonas	Strata Community Insurance
Michelle Martion	CHU Underwriting Agencies
Rachel Cosentino	Slater & Gordon Lawyers
Strata Company Members	
Member	Authorised Representative
Owners of Bel Aire Place SP28030	David Brown

1.5 Present by invitation

Kara Grant & Sasha Costanzo, staff of Strata Community Australia (WA) Inc.

1.6 Apologies

Emma Watton, Appointed Councillor

1.7 Declaration of Quorum Present

The Chairman declared that a quorum was present with 156 members present either personally or by proxy. The Chairman declared that the meeting was open at 2.09pm.

2. MINUTES OF PREVIOUS GENERAL MEETINGS**2.1 Confirmation of Minutes**

Motion: That the minutes of the Annual General Meeting held on 27th October 2016 as previously circulated to all members be confirmed as a true and correct record of that meeting, subject to the following amendment:

Item 1.6 Apologies: Remove Phill Geary as an apology under the Business Member category.

Moved: Marietta Metzger

Seconded: Ryan Murphy

Votes For: 1500

Votes Against: 0

Abstained: David Brown (1)

MOTION CARRIED

2.2 Matters Arising

Nil

3. SPECIAL BUSINESS**3.1 Proposed Budget Amendments for 2016/17**

3.1.1 Motion: That the budget line item "Employee Expenses" is increased by the amount of \$21,860 from \$129,000 to \$150,860 to allow for the cost of employing a new General Manager on an increased salary and increasing the administrative assistance from a part time resource to a full time employee.

Moved: Andrew Chambers

Seconded: Paul Keet

David Brown spoke to the motion expressing concern that the increased expenditure was committed to by the council prior to obtaining approval at a general meeting.

Votes For: 1430

Votes Against: 71

Abstained: 0

MOTION CARRIED

- 3.1.2 Motion:** That the budget line item “Education Subsidies” is decreased by \$21,860 from \$69,500 to \$47,640. The full budget adopted at the Annual General Meeting will not be required during this financial year; therefore a decrease is proposed to offset the increases outlined in item 3.1.1.

Moved: Paul Keet

Seconded: Marietta Metzger

David Brown spoke to the motion suggesting that due to the overall state of the year to date financial reports that he had reviewed, which show revenue is currently considerably below budget and zero has been expended against “Education Subsidies”, that this line item be reduced to \$0.00.

The Chairman advised that although this line item had not yet been required, a portion of it may still be needed for its’ originally intended purpose and the timing of that potential requirement is not yet known. The Chairman therefore recommended support of the motion in its’ current form.

Votes For:	1430
Votes Against:	71
Abstained:	0

MOTION CARRIED

8. CLOSE OF MEETING

The Chairman thanked all members for attending. There being no further business, the Chairman declared the meeting closed at 2.20pm.