



**STRATA COMMUNITY AUSTRALIA (WA) Inc.**

**MINUTES  
OF THE ANNUAL GENERAL MEETING  
OF MEMBERS**

**5 October 2017**

**The Annual General Meeting took place in Conference Room 1, REIWA Learning Centre, Level 1, 215 Hay Street, Subiaco East at 4.00pm on 5<sup>th</sup> October 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 Chairman confirmed that all proxies have been received prior to the commencement of the meeting.

### 1.3 Valid Proxies

The Chairman announced that 163 valid proxies had been registered, detailed as follows:

<b>Business Members</b>			
<b>Member</b>	<b>Authorised Representative</b>		<b>Proxy</b>
	<b>First Name</b>	<b>Surname</b>	
GV Lawyers	Philip	Monaco	Paul Keet
Higgins Coatings	Sarah	Mosconi	Alan Walters
Park Legal Solutions	John	Park	Chair
Strata Unit Underwriters	Jackie	Donnelly	Maria De Orueta
TMS Services	Rhys	Faiers	Kara Grant
<b>Management Business Members</b>			
<b>Member</b>	<b>Authorised Representative</b>		<b>Proxy</b>
	<b>First Name</b>	<b>Surname</b>	
A Class Strata Services	Chrissy	Jones	Daniel Stephenson
Accommodation West Pty Ltd	Peter Brian	Rakich	Chairman
ALCA Strata Professionals	Allan	Green	Andrew Chambers
Amvest Strata Management	Alan	Bowra	Andrew Chambers
Blackburne	Taryn	Linfoot	Chairperson
Brett Johnston Real Estate	Brett	Johnston	Chair
Busselton Strata Managers	Katie	Bock	Chairperson
Churchill Strata	Simon	Martin	Chair
Consolidated Property Management	Susan	Taylor	Chair
Exclusive Strata Management	Jake	Kneebone	Ryan Murphy
First Class Strata Services	Tracey	Hough	Marietta Metzger
Gow Property	Dee	Gow	Chairman
i.fresh strata	Susie	Oates	Phill Geary
Langton Strata Management`	Phil	Langton	Scott Bellerby
Pindan Pty Ltd	Kim	Bunting	Chairperson
PRD Nationwide Broome	Marianne	Williamson	Marietta Metzger
PRDnationwide Project Marketing WA	Scott	Spinley	Chairman
Red Dog Strata	Michelle	Hollemans	Dyani Cobbold
Richardson Strata Management	Kyra	Murphy	Ryan Murphy
Sheila Jackson Strata Management	Sheila	Jackson	Chair
Southern Strata Services	Zoe	Maxwell	Ryan Murphy
Strata Matters	Alastair	Cornish	Scott Bellerby
Stratacam	Brian	Rulyancich	Scott Bellerby
WA Strata Management	Clare	Edwards	Chairperson
WA Strata Professionals	Mark	McCasker	Chair

<b>Management Members</b>			
<b>Member First Name Surname</b>		<b>Organisation</b>	<b>Proxy</b>
Xian	Burton	A Class Strata Services	Warren Kiddle
Chrissy	Jones	A Class Strata Services	Dyani Cobbold
Peter Brian	Rakich	Accommodation West Pty Ltd	Chairman
Alan	Bowra	Amvest Strata Management	Andrew Chambers
Courtney	Butters-Lerr	Bellcourt Strata Management	Scott Bellerby
Tarsha	Geiser	Bellcourt Strata Management	Scott Bellerby
Shannon	Halton	Bellcourt Strata Management	Scott Bellerby
Sharon	Martin	Bellcourt Strata Management	Scott Bellerby
Mike	Mitchell	Bellcourt Strata Management	Scott Bellerby
Debbie	Morley	Bellcourt Strata Management	Scott Bellerby
Natasha	Nel	Bellcourt Strata Management	Scott Bellerby
Ellen	Toczykowski	Bellcourt Strata Management	Scott Bellerby
Kim	van Elden	Bellcourt Strata Management	Scott Bellerby
Marilyn	Wilson	Bellcourt Strata Management	Scott Bellerby
Annabel	Charlton	Blackburne	Chairperson
Jessica	Cockell	Blackburne	Chairperson
Nikki	D'Agostino	Blackburne	Chairperson
Talya	Ensor	Blackburne	Chair of General Meeting
Emma	Kelly	Blackburne	Chairman
Raymond	Li	Blackburne	Chairperson
Taryn	Linfoot	Blackburne	Chairperson
Natalie	Pollock	Blackburne	Chairman
Zayla	Storry	Blackburne	Chair of General Meeting
Brett	Johnston	Brett Johnston Real Estate	Chair
Katie	Bock	Busselton Strata Managers	Chairperson
Carolyn	Billet	Chambers Franklyn	Andrew Chambers
Suzanne	Boardman	Chambers Franklyn	Andrew Chambers
Rebecca	Bray	Chambers Franklyn	Andrew Chambers
Alex	Burnett	Chambers Franklyn	Andrew Chambers
Sharon	Chambers	Chambers Franklyn	Andrew Chambers
Samantha	Chitty	Chambers Franklyn	Andrew Chambers
Chris	Dale	Chambers Franklyn	Andrew Chambers
Melanie	Duncan	Chambers Franklyn	Andrew Chambers
Vicky	Ellwood	Chambers Franklyn	Andrew Chambers
Diane	Fountain	Chambers Franklyn	Andrew Chambers
Amy	Green	Chambers Franklyn	Andrew Chambers
Patrick	McMahon	Chambers Franklyn	Andrew Chambers
Kim	Rollings	Chambers Franklyn	Andrew Chambers
Simon	Martin	Churchill Strata	Chair
Jasmine	Abraham	Exclusive Strata Management	Ryan Murphy
Luke	Brown	Exclusive Strata Management	Ryan Murphy
Evelyn	Cook	Exclusive Strata Management	Ryan Murphy
Jamie	Daniel	Exclusive Strata Management	Ryan Murphy
Rebecca	Hamann	Exclusive Strata Management	Ryan Murphy
Brooke	Jeffrey	Exclusive Strata Management	Ryan Murphy
Ravindran	Karuppan	Exclusive Strata Management	Ryan Murphy
Jake	Kneebone	Exclusive Strata Management	Ryan Murphy
Lisa	Kneebone	Exclusive Strata Management	Ryan Murphy
Hayley	Lindberg	Exclusive Strata Management	Ryan Murphy

Gonzalo	Maldonado	Exclusive Strata Management	Ryan Murphy
Theresa	Nolan	Exclusive Strata Management	Ryan Murphy
David	Nurse	Exclusive Strata Management	Ryan Murphy
Belinda	Pfister	Exclusive Strata Management	Ryan Murphy
Narelle	Smith	Exclusive Strata Management	Ryan Murphy
Jeff	Smith	Exclusive Strata Management	Ryan Murphy
Rhea	Smith	Exclusive Strata Management	Ryan Murphy
Jessica	Tait	Exclusive Strata Management	Ryan Murphy
Suzanne	Tracey	Exclusive Strata Management	Ryan Murphy
Maduka	Ukandu	Exclusive Strata Management	Ryan Murphy
Tracey	Hough	First Class Strata Services	Marietta Metzger
Dee	Gow	Gow Property	Chairman
Maizie	Churstain	i.fresh strata	Phill Geary
Sandra	D'Agostino	i.fresh strata	Phill Geary
Holly	Davidson	i.fresh strata	Phill Geary
Shelley	Fitzgerald	i.fresh strata	Phill Geary
Darren	Leslie	i.fresh strata	Phill Geary
Susie	Oates	i.fresh strata	Phill Geary
Kirsty	O'Neill	i.fresh strata	Phill Geary
Akavit	Prayurasiddhi	i.fresh strata	Phill Geary
Chelsea	Scott	i.fresh strata	Phill Geary
Emma	Williamson	i.fresh strata	Chairman
Phil	Langton	Langton Strata Management`	Scott Bellerby
Mark	Metzger	magixstrata	Marietta Metzger
Kim	Bunting	Pindan Pty Ltd	Chairperson
Marianne	Williamson	PRD Nationwide Broome	Marietta Metzger
Janine	Ashworth	PRDnationwide Project Marketing WA	Chairperson
Scott	Spinley	PRDnationwide Project Marketing WA	Chairman
Paige	Coutts	Pro-Active Strata Management	Chairman
Zoe	Hollins	Pro-Active Strata Management	James Donnelly
Kelsie	Langdon	Pro-Active Strata Management	James Donnelly
Stacey	Marks	Pro-Active Strata Management	James Donnelly
Caron	McBride	Pro-Active Strata Management	James Donnelly
Rebecca	O Mahony	Pro-Active Strata Management	James Donnelly
Ellyn	Pettit	Pro-Active Strata Management	James Donnelly
Simone	Thomson	Pro-Active Strata Management	James Donnelly
Monique	Bailey	Realmark	Janine Chapman
Sandy	Papalia	Realmark	Kara Grant
Tanya	Peck	Realmark	J Chapman
Karla	Roche	Realmark	Janine Chapman
Michelle	Holleman	Red Dog Strata	Dyani Cobbold
Julia	Barratt-Hill	Richardson Strata Management	Ryan Murphy
Elizabeth	Brook	Richardson Strata Management	Ryan Murphy
Savannah	Corlett	Richardson Strata Management	Ryan Murphy
Christine	Flesher	Richardson Strata Management	Ryan Murphy
Debra	Grimm	Richardson Strata Management	Ryan Murphy
Kyra	Murphy	Richardson Strata Management	Ryan Murphy
Gemma	Richardson	Richardson Strata Management	Ryan Murphy
Yvonne	Surma	Richardson Strata Management	Ryan Murphy
Rosie	Vanderheyden	Richardson Strata Management	Ryan Murphy
Sheila	Jackson	Sheila Jackson Strata Management	Chair
Christine	Coates Togiapoe	Southern Strata Services	Ryan Murphy

Zoe	Maxwell	Southern Strata Services	Ryan Murphy
Hannah	Meredith	Southern Strata Services	Ryan Murphy
Natasha	Richmond	Southern Strata Services	Ryan Murphy
Wendy	Trevisiol	Southern Strata Services	Ryan Murphy
Narelle	Behme	Strata Administration Services	Warren Kiddle
Koebie	Forward	Strata Administration Services	Warren Kiddle
Josephine	Hoyne	Strata Administration Services	Dyani Cobbold
Kym	Shannon	Strata Administration Services	Warren Kiddle
Laura	Chapman	Strata Alliance	Janine Chapman
Elizna	Pelser	Strata Alliance	Janine Chapman
Jessica	Porteous	Strata Alliance	Janine Chapman
Diane	Carecos	Strata Asset Services	Paul Keet
Karen	Emmanuel	Strata Asset Services	Beverley Grigo
Sheryal	Griggs	Strata Asset Services	Paul Keet
Gregory	Keet	Strata Asset Services	Paul Keet
Pam	McManis	Strata Asset Services	Paul Keet
Belinda	Spiers	Strata Asset Services	Paul Keet
Ruth	Williams	Strata Asset Services	Paul Keet
Rowena	Clayforth (Nurse)	Strata CBD	Dyani Cobbold
Hayley	Luff	Strata CBD	Dyani Cobbold
Alastair	Cornish	Strata Matters	Scott Bellerby
Brian	Rulyancich	Stratacam	Scott Bellerby
Natalie	Bryce	WA Strata Management	Chairperson
Clare	Edwards	WA Strata Management	Chairperson
Naomi	Hudson	WA Strata Management	Chairperson
Ashlee	Whitwell	WA Strata Management	Chairperson
Mark	McCasker	WA Strata Professionals	Chair

#### Personal Members

Member First Name	Surname	Organisation	Proxy
Philip	Monaco	GV Lawyers	Paul Keet
John	Park	Park Legal Solutions	Chair
Jackie	Donnelly	Strata Unit Underwriters	Maria De Orueta
Rhys	Faiers	TMS Services	Kara Grant

#### Strata Company Members

Member	Member First Name	Surname	Proxy
Owners of 61 Burt St SP27743	Ida	Smithwick	Leonie Milonas

#### 1.4 Number Eligible to Vote

The Chairman confirmed there were 218 members eligible to vote in person or by proxy. The following members were present personally:

Life Members	
Member	
Nil	
Management Business Members	
Member	Authorised Representative
Bellcourt Strata Management	Joan Bellerby
Dominion Strata	Matthew Bird
Chambers Franklyn	Andrew Chambers
Strata Alliance	Janine Chapman

Strata CBD	Dyani Cobbold
Pro-Active Strata Management	James Donnelly
Strata Asset Services	Paul Keet
Strata Administration Services	Warren Kiddle
Magixstrata	Marietta Metzger
Colliers International	Sofia Swensen
Smithwick Strata Services	Henry Vurens van Es
LOC Strata Management	Mitchell Zile
<b>Management Members</b>	
<b>Member</b>	<b>Organisation</b>
Scott Bellerby	Bellcourt Strata Management
Joan Bellerby	Bellcourt Strata Management
Matthew Bird	Dominion Strata Management
Andrew Chambers	Chambers Franklyn
Janine Chapman	Strata Alliance
Dyani Cobbold	Strata CBD
James Donnelly	Pro-Active Strata Management
Beverley Grigo	Strata Asset Services
Paul Keet	Strata Asset Services
Warren Kiddle	Strata Administration Services
Marietta Metzger	Magixstrata
Ryan Murphy	Richardson Strata Management
Daniel Stephenson	A Class Strata Service
Sofia Swensen	Colliers International
Henry Vurens van Es	Smithwick Strata Services
Mitchell Zile	LOC Strata Management
<b>Business Members</b>	
<b>Member</b>	<b>Authorised Representative</b>
Atkinson Legal	Mark Atkinson
Expert Insurance	Julian Bullock
Strata Unit Underwriters	Maria De Orueta
O'Brien Glass	Jarad Finneran
Squadron Building Services	Mark Frewing-Jones
Ascend Strata Support	Phill Geary
Longitude Insurance	Jon Greenwood
PSC Property Lync Insurance Brokers	Leonie Milonas
Macquarie Bank	Natalie O'Sullivan
Programmed Property Services	Faris Saba
Body Corporate Brokers	Nicholas Swallow
CHU Underwriting Agencies	Leanne Wahlert
Higgins Coatings	Alan Walters
Antenna Masters	Alex Knight
Slater & Gordon	Rachel Cosentino
<b>Personal Members</b>	
<b>Member</b>	<b>Organisation</b>
Mark Atkinson	Atkinson Legal
Julian Bullock	Expert Insurance
Maria De Orueta	Strata Unit Underwriters
Jarad Finneran	O'Brien Glass
Mark Frewing-Jones	Squadron Building Services
Phill Geary	Ascend Strata Support
Jon Greenwood	Longitude Insurance

Michelle Martion	CHU
Leonie Milonas	PSC Property Lync Insurance Brokers
Natalie O'Sullivan	Macquarie Bank
Geoff Parnell	Minc
Faris Saba	Programmed Property Services
Stephanie Schipp	Macquarie Bank
Nicholas Swallow	Body Corporate Brokers
Leanne Wahlert	CHU Underwriting Agencies
Alex Knight	Antenna Masters
Rachel Cosentino	Slater & Gordon
<b>Strata Company Members</b>	
<b>Member</b>	<b>Authorised Representative</b>
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**

Gregory Keet, Tracey Hough, Pam McManis, Ruth Williams, Diane Carecos, Ian Laird, Brian Rulyancich, Brian Rakich, John Angus, John Park, Gina Rowlands.

**1.7 Nominations for Election to Council**

The Chairman called for nominations for election to the Council, in addition to those submitted prior to the meeting. No further nominations were received.

**1.8 Declaration of Quorum Present**

The Chairman declared that a quorum was present with 218 members present either personally or by proxy, and only 183 members required to achieve a quorum. The meeting was opened at 4.02pm.

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

**Motion:** That the minutes of the Extraordinary General Meeting held on 29<sup>th</sup> May 2017 as previously circulated to all members be confirmed as a true and correct record of that meeting.

**Moved:** Marietta Metzger      **Seconded:** Ryan Murphy

**Votes For:** 2221

**Votes Against:** 0

**MOTION CARRIED**

**2.2 Matters Arising**

Nil

**3. ANNUAL PRESIDENT'S REPORT****3.1 Motion:** That the 2016/17 Annual President's Report including the Treasurer's report and Committee reports as provided with the notice of meeting (Appendix "A"), be received.

**Moved:** Marietta Metzger      **Seconded:** James Donnelly

**Votes For:** 2221

**Votes Against:** 0

**MOTION CARRIED**

#### 4. FINANCIAL STATEMENTS & AUDIT REPORT

- 4.1 **Motion:** That the audited financial statements together with the auditor's report for the financial year ended 30/6/2017 as provided with the notice of meeting (Appendix "B"), be received.

**Moved:** Phill Geary      **Seconded:** Marietta Metzger

**Votes For:** 2221

**Votes Against:** 0

**MOTION CARRIED**

D Brown suggested, for future consideration, that:

- the correct title for the Association be used on the cover page of the audit report; and
- plant and equipment expenses less than \$50 be written off.

These suggestions were noted.

#### 5. NOMINATION FOR ELECTION OF COUNCILLORS

- 5.1 The Chairman on behalf of the Council of SCA (WA) expressed a vote of thanks to all Council members for their contribution during the 2016/17 financial year.

A further vote of thanks was expressed to retiring Council member, Leonie Milonas.

The Chairman confirmed that there were two positions open for election with Leonie Milonas retiring by rotation, plus one vacant position.

The requirement for the Council to include at least one Personal Member was noted and that if Leonie Milonas was not re-elected, another Personal Member would be required on Council. The Chairman confirmed that there was currently one vacant appointed position that the Council could fill with a Personal Member if a Personal Member was not elected at this meeting.

Nominations were received from the following members:

- Matthew Bird, Management Member
- Dyani Cobbold, Management Member
- Leanne Wahlert, Personal Member
- Scott Bellerby, Management Member

As there were four nominees and only two positions open for election, a ballot was conducted. The ballot papers were counted by SCA (WA) employee, Sasha Costanzo.

As a result of the ballot, the Chairman declared the following members were duly elected:

- **Scott Bellerby**
- **Leanne Wahlert**

#### 6. SPECIAL BUSINESS

- 6.1 **Proposed Budget for 2017/18**

**Motion:** That the proposed budget for 2017/18 as provided with the notice of meeting (Appendix "C"), be adopted as the Association's budget for the financial year ending 30/6/2018.

D Brown made the following comments:

- The line item for 'legal' has increased significantly; and



- The 'Assumptions' page attached the agenda states that the events would break even if not result in a small profit, however the budgeted revenue versus expenditure for events does not reflect this.

The Chairman provided the following comment in response to the first query:

- The line item for 'legal' has increased to cover the cost of reviewing and updating the Constitution, as well as providing an allowance for the Professional Standards Committee to obtain legal support when dealing with complaints;

K Grant, General Manager, provided the following comment in response to the second query:

- Sponsorship revenue is a significant portion of the overall event revenue, however this has been allocated to the 'sponsorship' line item rather than to event revenue, as it is included within the annual sponsorship packages.

The Council took note of the above two queries and how these items may be more clearly reflected in future.

The motion on notice was then moved, seconded and put to a vote.

**Moved:** Warren Kiddle      **Seconded:** Andrew Chambers

**Votes For:** 2221

**Votes Against:** 0

**MOTION CARRIED**

## 6.2 Special Resolution for substituted Constitution

**Motion:** That, by special resolution, pursuant to section 30 *Associations Incorporation Act 2015 (WA)*, Strata Community Australia (WA) Incorporated adopts the rules in the proposed substituted Constitution sent with the Notice of this meeting, marked Appendix "E", in place of all the existing rules of Strata Community Australia (WA) Incorporated.

**Moved:** Matthew Bird      **Seconded:** Marietta Metzger

**Motion to Amend:** That Motion 6.2 be amended (and the proposed substituted constitution be amended) by:

- removing the word "that" where it appears between the words "and" and "the" in Rule 6(13)(a);
- adding the word "the" before the word "Board" where it appears in Rule 10(4);
- adding the word "Member" after the words "Corporate Strata Services" where they appear in the table that forms part of Rule 14(16);
- removing the word "Chair" where it appears at the conclusion of Rule 14(18);
- removing the full stop where it appears after the word "and" in Rule 16(2)(c)(i);
- inserting sub-rule number (ii) before "keep" in Rule 17(4)(a)(i) and renumber the following sub-rules as needed;
- substituting the words "Board Meeting" for "Board meeting" wherever those words appear in Rule 19; and
- substituting the word "it" for the word "its" where it first appears in Rule 19(11).

**Moved:** James Donnelly      **Seconded:** Joan Bellerby

The motion on notice with the above amendments were put to a vote.

**Votes For:** 2220

**Votes Against:** 1

**MOTION CARRIED**

**6.3 Special Resolution to change voting rights**

**Motion:** That, by special resolution, pursuant to section 30 *Associations Incorporation Act 2015* (WA), clause 14(16) of the Constitution is amended by

- deleting the number “10” where it appears beside “Corporate Strata Manager – Personal Member”; and
- deleting the number “10” where it appears beside “Corporate Strata Services – Personal Member”

in the table that is part of clause 14(16), and, in each case, replacing with the number “1”.

**Moved:** Matthew Bird      **Seconded:** Leonie Milonas

**Votes For:** 2221

**Votes Against:** 0

**MOTION CARRIED**

**6.4 Special Resolution to change name**

**Motion:** That, by special resolution, pursuant to sections 30 and 31 *Associations Incorporation Act 2015* (WA), the name of “Strata Community Australia (WA) Incorporated” be changed to “Strata Community Association WA Incorporated” and all references to “Strata Community Australia (WA) Incorporated” in the Constitution be replaced with “Strata Community Association WA Incorporated”.

**Moved:** Marietta Metzger      **Seconded:** Dyani Cobbold

**Votes For:** 2221

**Votes Against:** 0

**MOTION CARRIED**

**6.5 Business Membership Structure**

**Motion:** That the Business Membership fee structure be amended to allow for two options, Small and Large, as summarised in the table below.

Type	No. of Personal Members Included	Annual Fee inc GST
Small	Up to two (2)	\$750
Large	Three (3) and above	\$1,100

**Moved:** Leonie Milonas      **Seconded:** David Brown

**Votes For:** 2221

**Votes Against:** 0

**MOTION CARRIED**

**6.6 Financial Year Membership**

**Motion:** That the Membership year be changed from a calendar year period (1<sup>st</sup> January to 31<sup>st</sup> December) to a financial year period (1<sup>st</sup> July to 30<sup>th</sup> June).

**Moved:** David Brown      **Seconded:** James Donnelly

**Votes For:** 2221

**Votes Against:** 0

**MOTION CARRIED**

**6.7 Other Business**

D Brown requested that the voting entitlements for Strata Community members be considered in future, to increase this from 1 vote to 10 (to align with other business member categories).

**7. CLOSE OF MEETING:** The Chairman thanked all members for attending. There being no further business, the Chairman declared the meeting closed at 4.48pm.