

# **The Owners of 284 Railway Parade, East Cannington, WA 6107 - Strata Plan 74305**

## **Minutes of Annual General Meeting**

### Date & time

Sunday 7th July 2024, 4:00 pm

### Venue

Unit 1, 284 Railway Parade, East Cannington, WA 6107

### Present

Unit 1: Gaurav Verma

Unit 2: Sukhwinder Singh

Unit 3: Ivy Ong

Unit 4: Ranjeet Sandhu

Unit 7: Bhavinkumar Patel

Unit 8: Jasbir Singh

### Apologies

Unit 5: Atnigar Maulya Anggraini

Unit 6: Jestin Tom & Anju Anil

### By Invitation

Strata Admin Manager: Paul Farrelly

### Chairman of meeting

It was unanimously resolved that Mr Farrelly act as Chairman of the meeting.

### Attendance Register, Proxies and Quorum

The Chairman advised that no Proxies had been received. Having recorded attendance, Proxies and the establishment of a Quorum, the meeting proceeded at 4:02 pm.

### Election of Strata Council

Signed consents having been received, it was unanimously resolved that the positions of Chairman, Treasurer and Secretary of the Council of Owners continue to be filled by the following:

Chairman: Gaurav Verma

Treasurer: Jasbir Singh

Secretary: Ivy Ong

### Electronic Service of Notices

Mr Singh advised that he had not received the AGM Papers and the Chairman apologised and undertook to look into this to avoid this happening again.

It was unanimously resolved that, until further notice, Strata Notices and communications continue to be sent to Unit Owners via the email addresses provided in the latest Register of Owners/AGM Attendance Register, or to another email address if subsequently advised to the Strata Admin Manager.

### Minutes of previous Annual General Meeting

It was unanimously resolved that the Minutes be approved.

### Bank Account

The Chairman advised that he had made the necessary arrangements for Mr Verma to be added as a signatory with full access to the Bank Account and it was unanimously resolved that this be ratified and approved.

### Financial Statements for the Y/E 30/6/24

It was unanimously resolved that the Financial Statements be approved.

### Budget and Levies for the Y/E 30/6/25

It was unanimously resolved that the Budget and Levies be approved.

### Insurance

The Chairman advised that the annual renewal date for the Property's Insurance Policy had been changed to 31 July to more closely align it with the Strata's 30 June year end and that this would, in future, provide a more accurate picture of the Insurance cost in any given financial year.

He also advised that he had received a quote of \$4,504 from an alternative Insurer but that this quote came with an excess of \$2,000 per claim whereas the existing Insurer's quote of \$5,702 came with an excess of \$500 per claim. After some discussion, the consensus was to renew with the existing Insurer.

It was unanimously resolved that The Chairman be authorised to liaise with the Insurance Broker to arrange for ongoing Insurance Policy renewals.

#### Reserve

It was unanimously resolved that the current Reserve balance and quantum of the annual transfer was appropriate and that this continue to be reviewed annually at AGMs.

After a brief discussion on matters such as possibly installing external lighting and a gate, the Chairman advised that it was preferable to ensure a general consensus with all Unit Owners before proceeding and he agreed to assist the Council of Owners with this process if requested.

#### Provision of Venue for the 2024 AGM

The Chairman thanked Mr Verma for kindly agreeing to have the AGM at his Unit.

#### Meeting closure

There being no further business, The Chairman declared the meeting closed at 4:28 pm.

Paul Farrelly  
Chairman