

PLEASE UPDATE YOUR CONTACT DETAILS FOR MONDRIAN

Minutes of Annual General Meeting of 24 July 2014 attached

Dear Mondrian Owner,

Please find attached Minutes of this years' Annual General Meeting (AGM) and the Executive Committee Meeting held following the completion of the AGM.

Thank you to those owners who attended the meeting in person or sent trusted representatives as their proxies. All owners benefit from such a well attended meeting and the opportunity it provides to share views.

We now ask your assistance in making sure that our strata and building managers are able to contact you in the most timely and effective way. For many owners the only information held is a mailing address. Mailing hard copies adds to the costs of running Mondrian and also means that you do not always receive information as quickly as you might if you provided your email address or mobile number.

Can you please complete and return the attached form with your contact details so that they can be recorded on the strata roll and Mondrian's database.

Please also ensure you request your password to access the Owners' section of Mondrian's website www.MondrianWaterloo.com.au.

Complete the attached and return to our Strata Manager, Guy Beresford via guy.beresford@strataplus.com.au or fax 02 9319 1866 or post to Strata Plus, PO Box H181, Australia Square NSW 1215.

Yours sincerely,

Karen Hannan
Secretary

Please Update my Contact Details

I/We _____

Owner(s) of Lot: _____ Apt: _____

Instruct the Strata Manager to update my/our contact details and preferences as directed below.

Postal Address: _____

Email: _____

Home: _____ Work: _____ Mobile: _____

Communication	Information	Options
		Circle your preference
Notices and Minutes	Notices of upcoming General and Executive Committee Meetings and Minutes	Email / Regular Mail
<i>MyMondrian</i>	Regular newsletter for owners providing news and information about what's happening at Mondrian	Email / Regular Mail
Mondrian Website	Password Access to Owner Only documents at www.mondrianwaterloo.com.au	Issue my Login by Email / Regular Mail
MyBos Building Management System	Receive Alerts from Building Management on urgent matters such as water/ lift outages, building work etc	Add my email and mobile to MyBos Building Manager's database
Facebook	Search for Mondrian Waterloo community site and hit Like	N/A

Authorised by

Name

Name

Complete and return

Guy Beresford, Strata Manager at StrataPlus:

Scan and email to: guy.beresford@strataplus.com.au

Fax to: 02 9319 1866

Post to: Strata Plus, PO Box H181, Australia Square NSW 1215

Strata Schemes Management Act 1996 (NSW)

MINUTES OF ANNUAL GENERAL MEETING

The Owners – Strata Plan No. 69259
Mondrian
2-4 Powell Street, Waterloo

DATE, PLACE AND TIME

The meeting was held on Thursday, 24 July 2014
at the offices of Strata Plus
Level 2, 80 Cooper Street, Surry Hills

PRESENT:

M Hartwich	Lot 1
G Lenagham	Lot 10
M Rodgers	Lot 17
N Jones	Lot 19
E O'Dwyer	Lot 19
J O'Conner	Lot 31
B Aitken	Lot 32
V Lalwani	Lot 35
B Prior	Lot 37
T Foster	Lot 42
D Krause	Lot 48, 66 & 102
C Geddes	Lot 49
S McAneney	Lot 54
R McIntyre	Lot 55
A Coyne	Lot 62
M De Rooy	Lot 72
K Hannan	Lot 75
K Hill	Lot 76
A Salvestro	Lot 85
C Tuan	Lot 88
T Haughee	Lot 114
G Suttor	Lot 115
P Abadie	Lot 120
E Kaminsky	Lot 120
J Hutchinson	Lot 123 & 139
A Cheung	Lot 130
C French	Lot 133
E Fabbro	Lot 137

PRESENT BY PROXY:

N & T Lopes (Lot 16) proxy to Mark Rodgers
B Tippach & E Galloway (Lot 20) proxy to Ian Hulme
J Moulieri (Lot 21) proxy to Ian Hulme
O & M Diessel (Lot 53) proxy to Richard McIntyre
A Bentley & A Haddadi (Lot 56) proxy to Ian Hulme
J Cohen (Lot 58) proxy to Chris French
P Cox (Lot 63) proxy to Bruce Aitken
L Porter & R Briand (Lot 71) proxy to Dieter Krause

R Brown (Lot 92) proxy to John Hutchinson
 L Porter (Lot 93) proxy to Dieter Krause
 Mullaly Properties Pty Ltd (Lot 101) proxy to John Hutchinson
 C Green & L Porter (Lot 107) proxy to Dieter Krause
 C Peat (Lot 108) proxy to Karen Hannan
 A & K Huber (Lot 109) proxy to John Hutchinson
 T & B Friscic (Lot 112) proxy to Liana Rigon
 R Moore & H Pape (Lot 129 & 140) proxy to Chris French

IN ATTENDANCE:

M Kelly	Lot 84
R Fox	Lot 111
M Brindley	
L Rigon	
M Collins	ABMS
L Meads	ABMS
G Beresford	Strata Plus Pty Ltd

APOLOGIES: J Gazzo Lot 13 & 64

Those present determined that Guy Beresford chair the meeting.
 The chairperson declared a quorum.
 The meeting commenced at 6:35 pm

MINUTES

CONFIRMATION OF RECORDS		
MOTION 1	MINUTES	RESOLVED that the minutes of the last general meeting of the owners' corporation held 19 November 2013 be confirmed as a true record and account of the proceedings at that meeting.
MOTION 2	FINANCIAL STATEMENTS	RESOLVED that the audited Financial Statements for the period ended 30 June 2014 be adopted.
COMMON PROPERTY RISK MANAGEMENT		
MOTION 3	CONFIRMATION OF CURRENT INSURANCES	RESOLVED that the owners corporation's current insurances as detailed in the attached schedule be confirmed.
MOTION 4	INSURANCE RENEWAL	RESOLVED that a standing authority be given to Strata Plus Pty Limited to renew the insurances for the scheme in accordance with current valuation.
MOTION 5	VALUATION	RESOLVED that in accordance with section 85 of the Act, a valuation be obtained for insurance purposes prior to the expiration of the current policy period and that the managing agent be authorised to alter the sum insured in accordance with the updated valuation
FINANCIAL MATTERS		
MOTION 6	TERM DEPOSIT	RESOLVED that the treasurer of the owners corporation be authorised by standing authority to advise the strata managing agent of those amounts which may be placed on term deposit with the trust account bank.
MOTION 7	AUDITOR	RESOLVED that an auditor be appointed for the owners corporation for the financial year ending 30 June 2015.

<p>MOTION 8</p>	<p>BUDGET & LEVIES</p>	<p>(a) That the Administrative Fund Budget for the financial year commencing 1 July 2014 be adopted and that levies of \$481,800.00 incl. GST (\$438,000.00 plus GST) be determined as detailed in the table below:</p> <table border="1" data-bbox="611 349 1345 669"> <thead> <tr> <th>Due Date</th> <th>Admin Incl. GST</th> </tr> </thead> <tbody> <tr> <td>1 July 2014 (already issued as per resolution of last year's AGM)</td> <td>\$112,486.00</td> </tr> <tr> <td>1 October 2014</td> <td>\$123,104.67</td> </tr> <tr> <td>1 January 2015</td> <td>\$123,104.67</td> </tr> <tr> <td>1 April 2015</td> <td>\$123,104.67</td> </tr> <tr> <td>Total</td> <td>\$481,800.01</td> </tr> </tbody> </table> <p>(b) That the Sinking Fund Budget for the financial year commencing 1 July 2014 be adopted and that levies of \$178,200.00 incl. GST (\$162,000.00 plus GST) be determined as detailed in the table below:</p> <table border="1" data-bbox="611 884 1337 1205"> <thead> <tr> <th>Due Date</th> <th>Sinking Incl. GST</th> </tr> </thead> <tbody> <tr> <td>1 July 2014 (already issued as per resolution of last year's AGM)</td> <td>\$39,418.14</td> </tr> <tr> <td>1 October 2014</td> <td>\$46,260.62</td> </tr> <tr> <td>1 January 2015</td> <td>\$46,260.62</td> </tr> <tr> <td>1 April 2015</td> <td>\$46,260.62</td> </tr> <tr> <td>Total</td> <td>\$178,200.00</td> </tr> </tbody> </table> <p>(c) That the first levy for the 2015 financial year be due and payable to the Administrative Fund and Sinking Fund in accordance with the table below and that these amounts continue to fall due and payable on a quarterly basis until redetermined at next year's annual general meeting:</p> <table border="1" data-bbox="611 1449 1401 1545"> <thead> <tr> <th>Due Date</th> <th>Admin Incl. GST</th> <th>Sinking Incl. GST</th> </tr> </thead> <tbody> <tr> <td>1 July 2015</td> <td>\$123,104.67</td> <td>\$46,260.62</td> </tr> </tbody> </table> <p>(d) That all contributions be levied by notice from the treasurer of the owners corporation in accordance with section 78 of the <i>Strata Schemes Management Act 1996 (NSW)</i>.</p>	Due Date	Admin Incl. GST	1 July 2014 (already issued as per resolution of last year's AGM)	\$112,486.00	1 October 2014	\$123,104.67	1 January 2015	\$123,104.67	1 April 2015	\$123,104.67	Total	\$481,800.01	Due Date	Sinking Incl. GST	1 July 2014 (already issued as per resolution of last year's AGM)	\$39,418.14	1 October 2014	\$46,260.62	1 January 2015	\$46,260.62	1 April 2015	\$46,260.62	Total	\$178,200.00	Due Date	Admin Incl. GST	Sinking Incl. GST	1 July 2015	\$123,104.67	\$46,260.62
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<p>MOTION 9</p>	<p>MANAGEMENT OF OUTSTANDING LEVIES</p>	<p>RESOLVED that the owners corporation authorise:</p> <p>(a) the managing agent to seek legal advice, the provision of legal services or the taking of legal action on behalf of the owners corporation for the purpose of recovering outstanding contributions and interest; and</p> <p>(b) the engagement of David Le Page Lawyers and/or counsel for the purposes of proceedings; and</p> <p>(c) The managing agent to instruct the solicitor and/or legal counsel in relation to the advice, services or action.</p>																														

MOTION 10	EXPENDITURE V BUDGET	RESOLVED that in accordance with Section 80A of the <i>Strata Schemes Management Act 1996 as amended</i> , the owners corporation removes the limitation relating to expenditure in excess of 10% above budget on any item or matter.
MOTION 11	WAIVE INTEREST LOT 132	That by special resolution pursuant to Section 79(3) of the Strata Schemes Management Act 1996, the Owners Corporation waives the interest due on late payment of contributions due on the first days of January and April 2014 as per the attached request. MOTION DEFEATED FOR: 2273.00 AGAINST 1027.00
OWNERS CORPORATION GOVERNANCE		
MOTION 12	EXECUTIVE COMMITTEE	RESOLVED that the executive committee be elected. In accordance with Part 5 of the Regulations of the <i>Strata Schemes Management Act 1996</i> the number of nominations received were five (5) and these were: 1. Mark Rodgers Lot 17 2. Karen Hannan Lot 75 3. Michael Brindley Lot 133 – proposed by Lot 108 4. Chris French Lot 133 5. John Hutchinson Lot 123 & 139 Upon the chairperson declaring that nominations had closed the meeting RESOLVED that the number of executive committee members be determined at Five (5) and those candidates nominated were duly elected.
MOTION 13	RESTRICTED MATTERS	RESOLVED that no matters are to be restricted matters. All matters relative to the management of the strata scheme are to be in accordance with the current provisions of the <i>Strata Schemes Management Act 1996 (NSW)</i> and/or future amendments.
COMMON PROPERTY MATTERS		
MOTION 14	ADDITION TO COMMON PROPERTY- SECURITY SCREENS	That the owners corporation specially resolve to add to common property in accordance with Section 65A of the Strata Schemes Management Act 1996 (as amended 2005) in the form of the installation of security screens to the ground floor units facing Short street at an estimated cost of \$17,000 MOTION DEFEATED FOR: 817.00 AGAINST: 2574.00
MOTION 15	ALTERATION TO COMMON PROPERTY- LANDSCAPING OF BREEZEWAY	That the owners corporation specially resolve to alter to common property in accordance with Section 65A of the Strata Schemes Management Act 1996 (as amended 2005) in the form of re-landscaping the breezeway planter box with bamboo at an estimated cost of \$3,500.00. MOTION DEFEATED FOR: 1769.00 AGAINST: 1622.00

MOTION 16	ALTERATION TO COMMON PROPERTY- CCTV INSTALLATION	<p>That the owners corporation specially resolve to alter to common property in accordance with Section 65A of the Strata Schemes Management Act 1996 (as amended 2005) in the form of further upgrading the CCTV camera installation at an estimated cost of \$9000</p> <p style="text-align: right;">MOTION DEFEATED <i>FOR: 2165.00 AGAINST: 1226.00</i></p>
MOTION 17	ALTERATION OR ADDITION TO COMMON PROPERTY- PEBBLE SAFETY WORKS	<p>An amendment to the motion as per the agenda was moved by J Hutchinson, owner of Lot 123 that the final sentence of the original motion, as follows, be removed;</p> <p><i>Reducing the height of the pebbles in accordance with Option 2 of the Report at an estimated one off cost of \$44,000 (incl. GST).</i></p> <p>and that it be replaced by the following final sentence</p> <p><i>Reducing the height of the pebbles in accordance with Option 2 of the Report at an estimated one off cost of \$20,000 (incl. GST).</i></p> <p>On being put to the vote the amendment was carried.</p> <p>Upon the amended motion becoming the motion;</p> <p>That the owners corporation specially resolve to alter or add to common property in accordance with Section 65A of the Strata Schemes Management Act 1996 (as amended 2005) in the form of works required to comply with the recommendations of the Integrated Building Consultants report regarding the safety risk associated with the pebbles on balconies</p> <p style="text-align: right;">MOTION DEFEATED <i>FOR: 2226.00 AGAINST 1165.00</i></p>
MOTION 18	ALTERATION OR ADDITION TO COMMON PROPERTY- PEBBLE SAFETY WORKS	<p>That the owners corporation specially resolve to alter or add to common property in accordance with Section 65A of the Strata Schemes Management Act 1996 (as amended 2005) in the form of works required to comply with the recommendations of the Integrated Building Consultants report regarding the safety risk associated with the pebbles on balconies by means of:</p> <p>Covering the pebbles with wire mesh as per Option 3 of the Report at an estimated cost of \$209,000. (incl. GST)</p> <p style="text-align: right;">MOTION DEFEATED <i>FOR: 0 AGAINST: 3391.00</i></p>
MOTION 19	ALTERATION OR ADDITION TO COMMON PROPERTY- PEBBLE SAFETY WORKS	<p>That the owners corporation specially resolve to alter or add to common property in accordance with Section 65A of the Strata Schemes Management Act 1996 (as amended 2005) in the form of works required to comply with the recommendations of the Integrated Building Consultants report regarding the safety risk associated with the pebbles on balconies by means of:</p> <p>Covering the pebbles with Perspex as per Option 4 of the Report at an estimated cost of \$337,000 (incl. GST)</p> <p style="text-align: right;">MOTION DEFEATED <i>FOR: 0 AGAINST: 3391.00</i></p>

MOTION 20	ALTERATION OR ADDITION TO COMMON PROPERTY- PEBBLE SAFETY WORKS	<p>That the owners corporation specially resolve to alter or add to common property in accordance with Section 65A of the Strata Schemes Management Act 1996 (as amended 2005) in the form of works required to comply with the recommendations of the Integrated Building Consultants report regarding the safety risk associated with the pebbles on balconies by means of:</p> <p>Removing all pebbles and replacing with timber decking in keeping with the existing decking as per Option 1 of the Report at an estimated cost of \$337,000 (incl. GST)</p> <p style="text-align: right;">MOTION DEFEATED FOR: 0 AGAINST: 3391</p>																				
MOTION 21	SPECIAL LEVY – PEBBLE SAFETY SOLUTION	<p>That a special administrative fund levy be struck pursuant to Section 76 of the <i>Strata Schemes Management Act 1996</i> being for the pebble safety works Option as decided on by owners in Motions 17-20 above. Approximate costs as presented in each Motion are described in the table below, with cost per Lot and cost per Lot per Quarter.</p> <table border="1" data-bbox="612 775 1398 1048"> <thead> <tr> <th>OPTION</th> <th>Approx Total \$</th> <th>Approx \$ per Lot</th> <th>Approx \$ per Qtr x4</th> </tr> </thead> <tbody> <tr> <td>Lower Pebble Height</td> <td>\$44,000</td> <td>\$321</td> <td>\$80</td> </tr> <tr> <td>Wire mesh</td> <td>\$209,000</td> <td>\$1,526</td> <td>\$381</td> </tr> <tr> <td>Perspex</td> <td>\$337,000</td> <td>\$2,460</td> <td>\$615</td> </tr> <tr> <td>Timber Extension</td> <td>\$337,000</td> <td>\$2,460</td> <td>\$615</td> </tr> </tbody> </table> <p>That the contribution is to be levied by notice from the treasurer of the owners corporation in accordance with Section 78 of the <i>Strata Schemes Management Act 1996</i> by unit of entitlement in instalment(s) to be due and payable on dates to be resolved upon by owners commencing from 1 October 2014.</p> <p style="text-align: right;">MOTION DEFEATED FOR: 58.00 AGAINST: 3098.00</p>	OPTION	Approx Total \$	Approx \$ per Lot	Approx \$ per Qtr x4	Lower Pebble Height	\$44,000	\$321	\$80	Wire mesh	\$209,000	\$1,526	\$381	Perspex	\$337,000	\$2,460	\$615	Timber Extension	\$337,000	\$2,460	\$615
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CLOSURE		<p>There being no further business the chairperson declared the meeting closed 9:05 pm</p>																				

Strata Schemes Management Act 1996 (NSW)

MINUTES OF EXECUTIVE COMMITTEE MEETING

The Owners – Strata Plan No. 69259
Mondrian
2-4 Powell Street, Waterloo

DATE, PLACE AND TIME

The meeting was held immediately following the Annual General Meeting on
Thursday, 24 July 2014.

PRESENT: Mark Rodgers Lot 17
Karan Hannan Lot 75
Michael Brindley Lot 133
Chris French Lot 133
John Hutchinson Lot 123 & 139

IN ATTENDANCE: G Beresford Strata Plus Pty Ltd

CHAIRPERSON: John Hutchinson

MINUTES

STATUTORY MATTERS		
MOTION 1	MINUTES	RESOLVED that the minutes of the executive committee meeting held 5 June 2014 be confirmed as a true record of the proceedings at that meeting.
OFFICE BEARERS		
MOTION 2	OFFICE BEARERS	RESOLVED that the following office bearers be appointed. Chairperson: J Hutchinson Secretary: K Hannan Treasurer: J Hutchinson
MOTION 3	ACTING MEMBERS	RESOLVED that pursuant to clause 3, Schedule 3 of the Strata Schemes Management Act, the executive committee receive and accept the appointment of any acting members of the executive committee for the purpose of the any future committee meeting up to the next AGM. M Brindley by J Hutchinson C French by K Hannan K Hannan by M Brindley J Hutchinson by M Rodgers M Rodgers by C French
MOTION 4	CODE OF CONDUCT	RESOLVED that the Executive Committee endorse a Code of Conduct and agree to act in accordance with that Code.

SUB COMMITTEES

MOTION 5	SUB-COMMITTEES	<p>RESOLVED that the Executive Committee agree to establish appropriate sub-committees including the following and receive nominations for membership:</p> <ul style="list-style-type: none"> • Building Management <ul style="list-style-type: none"> • J Hutchinson • M Rodgers • Defects Management <ul style="list-style-type: none"> • J Hutchinson • K Hannan • Energy and Security <ul style="list-style-type: none"> • J Hutchinson • M Rodgers • By-Laws and Compliance <ul style="list-style-type: none"> • K Hannan • C French • Garden and Pool <ul style="list-style-type: none"> • C French • M Rodgers • M Brindley • Communications <ul style="list-style-type: none"> • K Hannan • M Rodgers • M Brindley
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MOTION 6	COMMUNICATIONS	<p>RESOLVED that the Executive Committee agree the continuance and conditions of the following communications channels:</p> <ul style="list-style-type: none"> • Mondrian website • MyMondrian newsletter • Mondrian Facebook • Mondrian Forum
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BUILDING MANAGEMENT & MAINTENANCE

MOTION 7	BUILDING MANAGER'S REPORT	<p>RESOLVED that the Executive Committee receive the Building Manager's report and determined the following;</p> <ul style="list-style-type: none"> • Building manager to update Executive Committee directly with any new items since 1 July
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MOTION 8	AFFIX COMMON SEAL	<p>That in accordance with Section 238 of the Strata Schemes Management Act 1996 the Executive Committee authorise for the Common Seal to be affixed to the Variation No 3 to Scope of Works for contract with Biltbeta Constructions Pty Ltd for HOWI defects.</p> <p>An amendment to the motion as per the agenda was moved by name, owner of Lot number that the Variation provided 22 July 2014 for the total amount \$3426.15 also be included.</p> <p>On being put to the vote the amendment was carried. Upon the amended motion becoming the motion;</p> <p>That in accordance with Section 238 of the Strata Schemes Management Act 1996 the Executive Committee authorise for the Common Seal to be affixed to the Variation No 3 and Variation received 22 July 2014 to Scope of Works for contract with Biltbeta Constructions Pty Ltd for HOWI defects.</p>
BY-LAW COMPLIANCE		
MOTION 9	BY-LAW NON-COMPLIANCE	<p>RESOLVED that matters of non-compliance with the by-laws were considered and the following instructions provided;</p> <ul style="list-style-type: none"> • Strata Managing agent to follow up with mediation applications from 5 June meeting
APPLICATIONS		
MOTION 10	CARPARK STORAGE APPLICATION LOT 105	RESOLVED that the application received from the owner of Lot 105 requesting permission to install a car park storage unit within his car space is considered and approved.
MOTION 11	TIMBER FLOOR APPLICATION LOT 30	<p>RESOLVED that the application received from the owner of Lot 30 requesting permission to install timber flooring within the unit is considered and approved.</p> <p>Resolution is subject to proof of correct underlay use as specified by PKA report. Building Manager to confirm.</p>
NEXT MEETING		
MOTION	NEXT MEETING	RESOLVED that the next executive committee meeting will be determined at a later date.
CLOSURE		There being no further business the chairperson declared the meeting closed at 9:50 pm