

Minutes of the 2020 Annual General Meeting

Strata Community Association (VIC)

Meeting Date	Thursday, 17 December 2020		
Meeting Location	Online, Via Zoom / StrataVote Anywhere, Melbourne, VIC, 3000		
Time	03:00 PM	Opened: 03:00 PM	Closed: 04:00 PM
Attendance	Present in Person		
	Name	Company	Attendance
	Carole Anderson	Lighthouse Consulting & Training	Present in Person
	Mark Benson	Strata Management Victoria	Present in Person
	Matthew Bourke	MBCM Strata Specialists Kew, Doncaster and Greensborough	Present in Person
	John Coghlan	Buildspect Consulting P/L	Present in Person
	Paul Cummaudo	Roscon Property Services Pty Ltd	Present in Person
	Peter Davies	Victoria Body Corporate Services	Present in Person
	Gregor Evans	The Knight	Present in Person
	Emma Glazebrook	MBCM Strata Specialists Shepparton, Seymour and Echuca	Present in Person
	Tim Graham	HWL Ebsworth Lawyers	Present in Person
	Aaron Healy	Bluestone OCM	Present in Person
	Leila Idris	HWL Ebsworth Lawyers	Present in Person
	Shane Kuiper	Hive Strata	Present in Person
	Ian Macfarlane	Almac Property Management Pty Ltd	Present in Person
	Julie McLean	Ace Body Corp Mgmt - Consulting	Present in Person
	Stephen McMahon	Whitbread Insurance Brokers	Present in Person
	Kingsley Osmond	Mabi Services	Present in Person
	Benjamin Quirk	Essential Community Management P/L	Present in Person
	Ian Ross	Ace Body Corp Mgmt - Balwyn North, Essendon	Present in Person
	Anton Silove	MBCM Strata Specialists Frankston, Chelsea and Mornington	Present in Person
Murray Slangen	Tideways	Present in Person	
Amelia Wright	MBCM Strata Specialists Shepparton, Seymour and Echuca	Present in Person	

Attendance by Proxy		
Name	Company	Attendance
Elena Adriani	Tideways	Present via Proxy
Venessa Afonso	Ace Body Corp Mgmt - Surf Coast, Geelong, Werribee	Present via Proxy
Krystal Andrews	OCVM Group	Present via Proxy
Helen Arteaga	Ace Body Corp Mgmt - Carlton	Present via Proxy
Justine Ashby	Bluestone OCM	Present via Proxy
Dianne Astwood	MBCM Strata Specialists Frankston, Chelsea and Mornington	Present via Proxy
Georgina Ayache	OCVM Group	Present via Proxy
Fi Aydin	Select Strata Communities (Blackattacks Property Management P/L)	Present via Proxy
Peter Berney	Solutions in Engineering	Present via Proxy
Jasmin Bleeks	OCVM Group	Present via Proxy
Shane Bowden	Select Strata Communities (Prad Management)	Present via Proxy
Dawn Bowers	MBCM Strata Specialists Rosebud	Present via Proxy
John Bowers	MBCM Strata Specialists Rosebud	Present via Proxy
Dianne Burton	The Knight	Present via Proxy
Stephanie Bussinger	Bluestone OCM	Present via Proxy
Amy Buxton	Select Strata Communities (Mellington Management P/L)	Present via Proxy
Romy Caddy	Select Strata Communities (White Steel Management P/L)	Present via Proxy
Frank Cardamone	Waste Wise Environmental P/L	Present via Proxy
Pernille Cavanough	Dixon Kestles & Co Pty Ltd	Present via Proxy
Chris Chatham	Link Fire Pty Ltd	Present via Proxy
Wayne Clack	Ace Body Corp Mgmt - Warrnambool and Hamilton	Present via Proxy
Leslie Clements	Clements & Co	Present via Proxy
John Creaser	Ace Body Corp Mgmt - Pakenham & Peninsula	Present via Proxy
Carson Cunningham	MBCM Strata Specialists Dandenong and Ferntree Gully	Present via Proxy
Josh Danne	OCVM Group	Present via Proxy
Melody Dardovski	The Knight	Present via Proxy
Brett Earle	Macquarie Bank	Present via Proxy

Desmond Fernandes	Ace Body Corp Mgmt - Ringwood	Present via Proxy
Alan Ferre	CHU	Present via Proxy
Olga Field	Ace Body Corp Mgmt - South Melbourne/Port Melbourne	Present via Proxy
Kathryn Fogarty	Love Owners Corporation Pty Ltd	Present via Proxy
Shane Foley	BIV Reports Pty Limited	Present via Proxy
Elly Foster	MBCM Strata Specialists	Present via Proxy
James Freestun	Solutions in Engineering	Present via Proxy
Lauren Greensmith	MBCM Strata Specialists Geelong	Present via Proxy
Shannon Halton	Bluestone OCM	Present via Proxy
Troy Harris	Strata Management Victoria	Present via Proxy
Nicole Harrison	Bluestone OCM	Present via Proxy
Tony Hart	MBCM Strata Specialists Mordialloc	Present via Proxy
Peter Hartley	Focus Plus Management Group	Present via Proxy
Louisa Herbert	MBCM Strata Specialists Hawthorn	Present via Proxy
Craig Hill	MBCM Strata Specialists Essendon	Present via Proxy
Mardi Hill	MBCM Strata Specialists Essendon	Present via Proxy
Thomas Hood	The Knight	Present via Proxy
Anna Ioannidis	Property Owners Services	Present via Proxy
Angela Jensen	Ace Body Corp Mgmt - Hurstbridge/Lake Eildon	Present via Proxy
Clint Johnson	Strata OCM	Present via Proxy
Agnes Jones	Marvel Facility Group P/L	Present via Proxy
Nathan Keating	Strata Insurance	Present via Proxy
Lesley Kenna	Doepels Lilly Taylor	Present via Proxy
Tracy Kuiper	MBCM Strata Specialists Brunswick	Present via Proxy
Gina Lay	Ace Body Corp Mgmt - Nunawading	Present via Proxy
Diana Lloyd	Select Strata Communities (White Steel Management P/L)	Present via Proxy
Edward Love	Love Owners Corporation Pty Ltd	Present via Proxy
Alina Lucaciu	Whitbread Insurance Brokers	Present via Proxy
Patricia Miller	MBCM Strata Specialists Moorabbin	Present via Proxy

Jenny Moore	MBCM Strata Specialists Frankston, Chelsea and Mornington	Present via Proxy
Kim Morley	Morley Body Corporates P/L T/A Morley Strata Management Services	Present via Proxy
Marcus Munstermann	QIA Group Pty Ltd	Present via Proxy
Danielle Napoli	Procorp Australia P/L	Present via Proxy
Alistair Nicoll	Link Fire Pty Ltd	Present via Proxy
Shaun O'Connell	Select Strata Communities (Mellington Management P/L)	Present via Proxy
Glenn Oliver	Link Fire Pty Ltd	Present via Proxy
Drew Parry	MBCM Strata Specialists Williamstown	Present via Proxy
Neale Phelps	Ace Body Corp Mgmt - Carlton	Present via Proxy
Bryan Phillips	Tideways	Present via Proxy
Bec Pickwell	OCVM Group	Present via Proxy
Andrea Pluckhahn	MBCM Strata Specialists Essendon	Present via Proxy
Allison Pooler	Strata OCM	Present via Proxy
Mark Reed	The Knight	Present via Proxy
Joya Rubaida	MBCM Strata Specialists Kew, Doncaster and Greensborough	Present via Proxy
Brendan Ryan	MBCM Strata Specialists City	Present via Proxy
Daniel Shields	Tideways	Present via Proxy
Lois Simpson	The Knight	Present via Proxy
Alex Smale	The Knight	Present via Proxy
Melissa Sofkarova	Love Owners Corporation Pty Ltd	Present via Proxy
Gita Spence-Fletcher	Rosier Owners Corporation Management P/L	Present via Proxy
Andrea Stevens	Inner East Strata Management	Present via Proxy
John Symons	MBCM Strata Specialists Pahran	Present via Proxy
Kevin Tan	Clean As You Go	Present via Proxy
Fee Lan Kwan Tat	OCVM Group	Present via Proxy
Lauren Trajkovski	Whitbread Insurance Brokers	Present via Proxy
Sylvia Tsigonakis	Excel Strata Managers P/L	Present via Proxy
Denise Tucker	Select Strata Communities (White Steel Management P/L)	Present via Proxy
Matthew Twiselton	Excel Strata Managers P/L	Present via Proxy

	Rylie Vincent	Body Corporate Services	Present via Proxy
	Tony Vine	Select Strata Communities (Mellington Management P/L)	Present via Proxy
	Michael Weekes	Turnbull Cook Strata Management P/L	Present via Proxy
	Alex Wolf	MBCM Strata Specialists Frankston, Chelsea and Mornington	Present via Proxy
	Luke Woollard	Pilot Body Corporate	Present via Proxy
Chairperson	Peter Scott		
Apologies	Full Name	Company	
	Dianne Astwood	MBCM Strata Specialists Frankston, Chelsea and Mornington	
	Fi Aydin	Select Strata Communities (Blackattacks Property Management P/L)	
	Kathryn Fogarty	Love Owners Corporation Pty Ltd	
	Shane Foley	BIV Reports Pty Limited	
	Elly Foster	MBCM Strata Specialists	
	Nathan Keating	Strata Insurance	
	Tracy Kuiper	MBCM Strata Specialists Brunswick	
	Edward Love	Love Owners Corporation Pty Ltd	
	Jenny Moore	MBCM Strata Specialists Frankston, Chelsea and Mornington	
	Drew Parry	MBCM Strata Specialists Williamstown	
	Brendan Ryan	MBCM Strata Specialists City	
	Michael Weekes	Turnbull Cook Strata Management P/L	

1 Preliminary Matters

Item 1.1

Appointment of Chairman.

The President, Peter Scott was appointed to chair the meeting.

Item 1.2

Lodgement of Proxy¹ forms

Item 1.3

Verification and announcement of number of valid proxies

A total of 91 proxies were received as follows:

Aaron Healy	4
Emma Glazebrook	1
Gregor Evans	5
Julie McLean	7
Mark Benson	4
Matthew Bourke	1
Murray Slangen	4
Peter Scott	14
Stephen McMahon	2
Steve Danne	8
Stuart Mellington	11
Tim Graham	2
Chairperson	26

¹ In accordance with the Rules of SCA (Vic), a proxy from a Provisional, Provisional Associate, Affiliate and Corporate Membership and/or non-financial Member shall not carry the right of voting at any meeting of SCA (Vic).

Item 1.4

Verification and announcement of number of those eligible to vote, personally and by proxy

315 members of Strata Community Association (VIC) were identified as eligible to vote.

Item 1.5

Announcement of those present by invitation

A total of 111 members were present either in person or via proxy

Item 1.6

Announcement of apologies received

A total of 12 apologies were received

Item 1.7

Declaration of quorum present, that the meeting is properly convened and may proceed to business

As no quorum was present at the Annual General Meeting on Thursday 10th December 2020, the meeting was adjourned to the same day and time the following week, being Thursday 17th December 2020 in line with Section 25 of the Strata Community Association (VIC) Constitution.

No quorum was present at the beginning of the adjourned meeting, therefore a quorum was determined with the members present after 30 minutes in line with Section 25 of the Strata Community Association (VIC) Constitution.

Section 25 of the Strata Community Association (VIC) Constitution

If within half an hour from the time appointed for the meeting a quorum is not present, the meeting if convened upon the requisition of voting members shall be dissolved; in any other case it shall stand adjourned to the same day in the next week at the same time and place as the Board may determine and if at the adjourned meeting a quorum is not present within half an hour from the time appointed for the meeting the voting members present shall be a quorum.

2 Minutes of Previous General Meeting

Motion 2.1

Minutes of Previous General Meeting

Ordinary Resolution

Motion under Notice:

That the minutes of the Annual General Meeting held on 11th October 2019 as previously circulated to all members be confirmed as a true and correct record of that meeting.

Motion CARRIED.

VOTES

Yes : 93

No: 0

Abs: 18

Inv: 0

Notes

Moved - Gregor Evans
Seconded - Peter Davies

Item 2.2

Consideration of any matters arising from that meeting and not otherwise provided for in this agenda.

Consideration of any matters arising from that meeting and not otherwise provided for in this agenda.

3 Annual President's Report

Motion 3.1

Annual President's Report

Ordinary Resolution

Motion under Notice:

That the 2019/20 Annual President's Report (Appendix "A") provided with the notice of meeting, be received.

Motion CARRIED.

VOTES

Yes : 91

No: 0

Abs: 20

Inv: 0

Notes

Moved - Anton Silove
Seconded - Peter Davis

4 Financial Statements & Audit Report

Motion 4.1

Financial Statements & Audit Report

Ordinary Resolution

Motion under Notice:

That the audited financial statements together with the auditor's report for the financial year ended 30/06/2020 (Appendix "B") as provided, be accepted.

Motion CARRIED.

VOTES

Yes : 96

No: 0

Abs: 15

Inv: 0

Notes

Moved - Stuart Mellington
Seconded - Aaron Healy

5 Nomination and Election of Council Members

Motion 5.1

Nomination and Election of Council Members

Ordinary Resolution

As per Strata Community Australia (Vic) Inc. Constitution Rule 42

- (a) The Council must consist of:
- (i) 8 (eight) Elected Council Members, elected at Annual General Meetings;
 - (ii) the Immediate Past President

The following 5 (five) Council Members retire by rotation:

- 1) Mark Benson (elected position)
 - 2) Gregor Evans (elected position)
 - 3) Tim Graham (elected position)
 - 4) Aaron Healy (elected position)
 - 5) Peter Scott (elected position)
- Peter Scott will take the role of **Immediate Past President**

The following Council Members continue:

- 1) Stuart Mellington (elected position)
- 2) Peter Davies (elected position)
- 3) Stephen Danne (elected position)

There are 5 (five) positions up for election at this meeting.

Nominations was be called prior to the meeting. A Council Nomination Form was provided earlier as well as an Information Sheet with further information.

Current Council Nominees as of 27 October 2020 (Appendix "D")

- Aaron Healy
- Emma Glazebrook
- Gregor Evans
- Julie McLean
- Mark Benson
- Matthew Bourke
- Murray Slangen
- Tim Graham

The following nominations were elected for council in line with the pre-voting:

- Gregor Evans
- Julie McLean
- Mark Benson
- Matthew Bourke
- Tim Graham

Motion CARRIED.

VOTES

Yes : 110

No: 0

Abs: 1

Inv: 0

6 Special Business

Motion 6.1

Proposed Budget for 2020/2021

Ordinary Resolution

Motion under Notice:

That the proposed budget for 2020/21 (Appendix "C") as provided with the notice of meeting, be adopted as the Association's budget for the financial year ending 30/6/2021.

Motion CARRIED.

VOTES

Yes : 111

No: 0

Abs: 1

Inv: 0

Notes

Moved – Mark Benson
Seconded – Steve Danne

Motion 6.2

Proposed name and brand

Special Resolution

Motion under Notice:

That Strata Community Australia (Vic) changes its name and brand to Strata Community Association (Vic).

Motion CARRIED.

VOTES

Yes : 111

No: 0

Abs: 1

Inv: 0

Notes

Moved – Steve Danne
Seconded – Mark Benson

Motion 6.3				
Proposed Changes to Constitution		Special Resolution		
Motion under Notice: That the constitution of Strata Community Australia (Vic) be amended in the manner set out in Appendix "E".				
Motion CARRIED.				
VOTES	Yes : 111	No: 0	Abs: 1	Inv: 0

Notes
Moved - Peter Davies Seconded - Mark Benson

Motion 6.4				
Proposed Code of Conduct		Special Resolution		
Motion under Notice: That the proposed code of conduct (Appendix "F") as provided with the notice of meeting, be adopted as the Association's code of conduct.				
Motion CARRIED.				
VOTES	Yes : 111	No: 0	Abs: 1	Inv: 0

Notes
Moved – Mark Benson Seconded – Tim Graham

Motion 6.5	
Other Business	
No other business was raised	

Item 7	
Close of Meeting	