

Wednesday 15 November 2023 AGENDA

Item 1	Preliminary Matters
1.1	Welcome and appointment of Chairman. <i>Note: The President shall preside as Chairman unless absent, in which case the Vice President shall preside as Chairman. A Chairman must only be elected in the absence of both the President and Vice President.</i>
1.2	Verification and announcement of number of valid proxies
1.3	Verification and announcement of number of those eligible to vote, personally and by proxy
1.4	Announcement of those present by invitation
1.5	Announcement of apologies received
1.6	Declaration of quorum present, that the meeting is properly convened and may proceed to business
Item 2	Minutes of Previous General Meeting
2.1	Motion under Notice: That the minutes of the Annual General Meeting held on 30 November 2022 as previously circulated to all members be confirmed as a true and correct record of that meeting.
2.2	Consideration of any matters arising from that meeting and not otherwise provided for in this agenda.
Item 3	Annual President's Report
3.1	Motion under Notice: That the 2022/23 Annual President's Report (Appendix "A") provided with the notice of meeting, be received.
Item 4	Financial Statements & Audit Report
4.1	Motion under Notice: That the audited financial statements together with the auditor's report for the financial year ended 30/06/2023 (Appendix "B") as provided , be accepted.
Item 5	Proposed Budget for 2023/2024
5.1	Motion under Notice: That the proposed budget for 2023/24 (Appendix "C") as provided with the notice of meeting, be adopted as the Association's budget for the financial year ending 30/6/2024.

Item 6	Special Resolutions – Amendments to Constitution					
6.1	<p>Resolution 1 – Amendment to Section 18. BOARD (4) Term (b)</p> <p>That the Constitution be modified as proposed below in accordance with section 136 (2) of the Corporations Act 2001 (Cth) and effective from the conclusion of the Annual General Meeting held 15th November 2023.</p> <table border="1" data-bbox="327 521 1417 846"> <thead> <tr> <th data-bbox="327 521 874 560">Current</th> <th data-bbox="874 521 1417 560">Proposed</th> </tr> </thead> <tbody> <tr> <td data-bbox="327 560 874 846">(b) Board Members must not hold office for more than six consecutive years. Board Members are, however, eligible for election or appointment, as the case may be, to the Board after approximately one year has elapsed since the Board Member last held office.</td> <td data-bbox="874 560 1417 846">(b) Board Members must not hold office for more than nine consecutive years. Board Members are, however, eligible for election or appointment, as the case may be, to the Board at or following the Annual General Meeting in the year following the year in which the Board Member last held office.</td> </tr> </tbody> </table>		Current	Proposed	(b) Board Members must not hold office for more than six consecutive years. Board Members are, however, eligible for election or appointment, as the case may be, to the Board after approximately one year has elapsed since the Board Member last held office.	(b) Board Members must not hold office for more than nine consecutive years. Board Members are, however, eligible for election or appointment, as the case may be, to the Board at or following the Annual General Meeting in the year following the year in which the Board Member last held office.
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6.2	<p>Resolution 2 – Amendment to Section 6. MEMBERSHIP (4) Certificate of Membership (a) and (b)</p> <p>That the Constitution be modified as proposed below in accordance with section 136 (2) of the Corporations Act 2001 (Cth) and effective from the conclusion of the Annual General Meeting held 15th November 2023.</p> <table border="1" data-bbox="327 1149 1417 1832"> <thead> <tr> <th data-bbox="327 1149 874 1187">Current</th> <th data-bbox="874 1149 1417 1187">Proposed</th> </tr> </thead> <tbody> <tr> <td data-bbox="327 1187 874 1832"> (a) On approval of the application and granting of Membership, the Association must issue the applicable and properly completed certificate of Membership and forward that certificate to the new Member. (b) In respect to any and all categories of Members: (i) If the Membership or the Member ceases for any reason; or (ii) On the instruction of the Board, certificates of Membership must be returned to the Association within seven (7) days of receiving a written request from the Association. </td> <td data-bbox="874 1187 1417 1832"> (a) On approval or renewal of the application of a Corporate Strata Management Company or a Corporate Strata Services Company Membership, the Association must issue the applicable and properly completed certificate of Membership and forward that certificate to the Member. (b) In respect to any and all categories of Members: (i) If the Membership or the Member ceases for any reason; or (ii) On the instruction of the Board, the certificate of Membership is voided. </td> </tr> </tbody> </table>		Current	Proposed	(a) On approval of the application and granting of Membership , the Association must issue the applicable and properly completed certificate of Membership and forward that certificate to the new Member. (b) In respect to any and all categories of Members: (i) If the Membership or the Member ceases for any reason; or (ii) On the instruction of the Board, certificates of Membership must be returned to the Association within seven (7) days of receiving a written request from the Association.	(a) On approval or renewal of the application of a Corporate Strata Management Company or a Corporate Strata Services Company Membership , the Association must issue the applicable and properly completed certificate of Membership and forward that certificate to the Member. (b) In respect to any and all categories of Members: (i) If the Membership or the Member ceases for any reason; or (ii) On the instruction of the Board, the certificate of Membership is voided.
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Annual General Meeting of Strata Community Association (Vic) Incorporated

Item 7	Nomination and Election of Board Members
7.1	As per Strata Community Association (Vic) Inc. Constitution (a) The Board must consist of: (i) eight (8) Elected Board Members, elected at Annual General Meeting; (ii) up to two (2) board appointed positions (iii) the Immediate Past President
7.2	The following Board Members continue: 1) Matthew Bourke (elected position) 2) Michelle Cummins (elected position) 3) Alan Ferre (elected position) 4) Tim Graham (elected position) 5) Julie McLean (elected position)
7.3	The following Board Members retire by rotation: 1) Pernille Cavanough (elected position) 2) Peter Davies (elected position) 3) Murray Slangen (elected position)
7.4	There are three (3) positions up for election at this meeting. <ul style="list-style-type: none"> • Three (3) Practising Strata Manager (with minimum CSCM) positions available • Nil (0) Corporate Strata Services – Individual Member position available Nominations were called for prior to the meeting. Announcement of elected board members
Item 8	Other Business
8.1	Any other business not on notice to be referred to the Board for consideration.
Item 9	Close of Meeting