

Minutes of the SCA (Vic) Annual General Meeting 2022

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| Meeting Date | 30 November 2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Meeting Location | Online via Zoom | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Time | 10:30 AM registration | Opened: 11:04 AM | Closed: 11:55 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Present | <table border="0"> <tr><td>Moustafa Abouzeid</td><td>ICorp Security Services Pty Ltd</td></tr> <tr><td>James Alford</td><td>Care Corp Communities Pty Ltd</td></tr> <tr><td>Carole Anderson</td><td>Lighthouse Consulting & Training</td></tr> <tr><td>Monica Ashton</td><td>StrataMax</td></tr> <tr><td>Debbie Barker</td><td>StrataLoans</td></tr> <tr><td>Mark Benson</td><td>Strata Management Victoria</td></tr> <tr><td>John Botha</td><td>Highrise Strata Services Pty Ltd</td></tr> <tr><td>Matthew Bourke</td><td>MBCM - Kew, Doncaster and Greensborough</td></tr> <tr><td>Patrick Bourke</td><td>Bluestone OCM</td></tr> <tr><td>Stephen Briffa</td><td>Body Corporate Victoria Pty Ltd</td></tr> <tr><td>Noelle Burden</td><td>Body Corporate Services</td></tr> <tr><td>Amy Buxton</td><td>Select Strata Communities (Mellington Mngt P/L)</td></tr> <tr><td>Romy Caddy</td><td>Victorian Strata Co Pty Ltd</td></tr> <tr><td>Gabrielle Callahan</td><td>Acumen Owners Corp Management</td></tr> <tr><td>Pernille Cavanough</td><td>Dixon Kestles & Co Pty Ltd</td></tr> <tr><td>John Codrea</td><td>Budget Owners Corporation Pty Ltd</td></tr> <tr><td>Michelle Cummins</td><td>StrataMax</td></tr> <tr><td>Carson Cunningham</td><td>MBCM - Dandenong and Ferntree Gully</td></tr> <tr><td>Eliza Dolling</td><td>Victorian Strata Co Pty Ltd</td></tr> <tr><td>Stephanie Eccles</td><td>Bluestone OCM</td></tr> <tr><td>Gregor Evans</td><td>The Knight</td></tr> <tr><td>Desmond Fernandes</td><td>Ace Body Corp Mgmt - Ringwood</td></tr> <tr><td>Alan Ferre</td><td>Scotia Property Maintenance</td></tr> <tr><td>Elly Foster</td><td>MBCM Strata Specialists</td></tr> <tr><td>Natalia Fraser</td><td>Body Corporate Services</td></tr> <tr><td>Ingrid Goldenfein</td><td>Stratabase Holdings Pty Ltd</td></tr> <tr><td>Tim Graham</td><td>Bugden Allen Graham Lawyers</td></tr> <tr><td>Brit Heatley</td><td>Essential Community Management Pty Ltd</td></tr> <tr><td>Louise Hinchin</td><td>MBCM Strata Specialists – City & Northcote</td></tr> <tr><td>Rawand Kaka</td><td>Australian Strata Management Pty Ltd</td></tr> <tr><td>Niall Kenny</td><td>Victoria Body Corporate Services</td></tr> <tr><td>Charlotte Kuiper</td><td>Hive Strata</td></tr> <tr><td>Shane Kuiper</td><td>Hive Strata</td></tr> <tr><td>Sharon Lameris</td><td>Ace Body Corp Mngt - Head Office</td></tr> <tr><td>Declan Lee</td><td>Hive Strata</td></tr> </table> | | | Moustafa Abouzeid | ICorp Security Services Pty Ltd | James Alford | Care Corp Communities Pty Ltd | Carole Anderson | Lighthouse Consulting & Training | Monica Ashton | StrataMax | Debbie Barker | StrataLoans | Mark Benson | Strata Management Victoria | John Botha | Highrise Strata Services Pty Ltd | Matthew Bourke | MBCM - Kew, Doncaster and Greensborough | Patrick Bourke | Bluestone OCM | Stephen Briffa | Body Corporate Victoria Pty Ltd | Noelle Burden | Body Corporate Services | Amy Buxton | Select Strata Communities (Mellington Mngt P/L) | Romy Caddy | Victorian Strata Co Pty Ltd | Gabrielle Callahan | Acumen Owners Corp Management | Pernille Cavanough | Dixon Kestles & Co Pty Ltd | John Codrea | Budget Owners Corporation Pty Ltd | Michelle Cummins | StrataMax | Carson Cunningham | MBCM - Dandenong and Ferntree Gully | Eliza Dolling | Victorian Strata Co Pty Ltd | Stephanie Eccles | Bluestone OCM | Gregor Evans | The Knight | Desmond Fernandes | Ace Body Corp Mgmt - Ringwood | Alan Ferre | Scotia Property Maintenance | Elly Foster | MBCM Strata Specialists | Natalia Fraser | Body Corporate Services | Ingrid Goldenfein | Stratabase Holdings Pty Ltd | Tim Graham | Bugden Allen Graham Lawyers | Brit Heatley | Essential Community Management Pty Ltd | Louise Hinchin | MBCM Strata Specialists – City & Northcote | Rawand Kaka | Australian Strata Management Pty Ltd | Niall Kenny | Victoria Body Corporate Services | Charlotte Kuiper | Hive Strata | Shane Kuiper | Hive Strata | Sharon Lameris | Ace Body Corp Mngt - Head Office | Declan Lee | Hive Strata |
| Moustafa Abouzeid | ICorp Security Services Pty Ltd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| James Alford | Care Corp Communities Pty Ltd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Carole Anderson | Lighthouse Consulting & Training | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Monica Ashton | StrataMax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debbie Barker | StrataLoans | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mark Benson | Strata Management Victoria | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| John Botha | Highrise Strata Services Pty Ltd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Matthew Bourke | MBCM - Kew, Doncaster and Greensborough | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Patrick Bourke | Bluestone OCM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stephen Briffa | Body Corporate Victoria Pty Ltd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Noelle Burden | Body Corporate Services | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Amy Buxton | Select Strata Communities (Mellington Mngt P/L) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Romy Caddy | Victorian Strata Co Pty Ltd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gabrielle Callahan | Acumen Owners Corp Management | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pernille Cavanough | Dixon Kestles & Co Pty Ltd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| John Codrea | Budget Owners Corporation Pty Ltd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Michelle Cummins | StrataMax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Carson Cunningham | MBCM - Dandenong and Ferntree Gully | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Eliza Dolling | Victorian Strata Co Pty Ltd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stephanie Eccles | Bluestone OCM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gregor Evans | The Knight | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Desmond Fernandes | Ace Body Corp Mgmt - Ringwood | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alan Ferre | Scotia Property Maintenance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Elly Foster | MBCM Strata Specialists | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Natalia Fraser | Body Corporate Services | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ingrid Goldenfein | Stratabase Holdings Pty Ltd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tim Graham | Bugden Allen Graham Lawyers | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Brit Heatley | Essential Community Management Pty Ltd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Louise Hinchin | MBCM Strata Specialists – City & Northcote | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rawand Kaka | Australian Strata Management Pty Ltd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Niall Kenny | Victoria Body Corporate Services | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Charlotte Kuiper | Hive Strata | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Shane Kuiper | Hive Strata | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sharon Lameris | Ace Body Corp Mngt - Head Office | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Declan Lee | Hive Strata | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | <p>Barbara Lo Gino Marinaro Bronagh McDermott Billy McLaughlin Julie McLean Gershwin Mooroooghiah Richard Mullins Rupert Murray-Arthur Benjamin Quirk Rebecca Rainford Ian Ross Peter Scott Anton Silove Murray Slangen Rhianna Tame Kevin Tan Fiona (Hui Shi) Tan Jarreau (JT) Taueki Matthew Twiselton</p> <p>Guests: Alisha Fisher Susan Chandler Rowena Neal Nicky Nomandale Neeraj Kumar Ros Zervos Liam Straughan Rutvi Trivedi Rowan Begley-Coad</p> | <p>Victoria Body Corporate Services Melcorp Strata Body Corporate Services Scotia Property Maintenance Binks & Associates Pty Ltd MBCM Strata Specialists Bendigo Body Corporate Services Essential Community Management Pty Ltd Stratabase Holdings Pty Ltd Ace Body Corp Mgmt - Balwyn North, Essendon MBCM - Dandenong and Ferntree Gully MBCM - Frankston, Chelsea and Mornington Dixon Kestles & Co Pty Ltd Essential Community Management Pty Ltd Clean As You Go Body Corporate Services Elite Body Corp Pty Ltd Excel Strata Managers Pty Ltd</p> <p>SCA National SCA National SCA National SCA National SCA National SCA (Vic) SCA (Vic) SCA (Vic) SCA (Vic)</p> |
| Chairperson | Gregor Evans | |
| Apologies | <p>Elena Adriani Justine Ashby Georgina Ayache Vanessa Bucci Georgina Canfor Nicole Clarkson Mandy Daillecourt Vinh Dang Peter Davies</p> | <p>Bluestone OCM Bluestone OCM Ace Body Corp Mgmt - Consulting MBCM Strata Specialists Bayswater Excel Strata Managers Pty Ltd Excel Strata Managers Pty Ltd Bluestone OCM Bluestone OCM Verticali</p> |

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| | Zeke Ewen | Ewen Strata Management Pty Ltd |
| | Marcel Franks | MBCM - Kew, Doncaster and Greensborough |
| | John Gunn | Australian Property Management |
| | Aaron Healy | Bluestone OCM |
| | Anna Ioannidis | Property Owners Corporation Services Pty Ltd |
| | Lesley Kenna | Doepel Lilley & Taylor |
| | Miranda Koroknai | Highrise Strata Services Pty Ltd |
| | Alex McCormick | Body Corporate Services |
| | Alexandra Mitchell | Bluestone OCM |
| | Uday Modi | Select Strata Communities (Saisneh Pty Ltd) |
| | Ivan Morgan | MBCM Strata Specialists Healesville |
| | Karlie O'Connor | Positive Owners Corporation Management P/L |
| | Scott Overy | Strata Community Insurance |
| | Alexander Papadakis | Strata NEXTGEN Pty Ltd |
| | Andrea Pluckhahn | Bluestone OCM |
| | Nicholas Quinn | Essential Community Management Pty Ltd |
| | Nicole Reed | Strata Management Victoria |
| | Gita Spence-Fletcher | Rosier Owners Corporation Management P/L |
| | Jimmy Wong | Teska & Carson Pty Ltd |
| | Sam (Qi) Zhao | Can Estate Agents Pty Ltd |

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| Item 1.1 |
| Welcome and appointment of Chairman |
| It was resolved to appoint Gregor Evans, President of SCA (Vic), as the Chair for the meeting. |
| Item 1.2 |
| Call for lodgement of proxy forms |
| All proxies had been received prior to the commencement of the meeting. There were no further proxies. |
| Item 1.3 |
| Verification and announcement of number of valid proxies |
| There were 93 valid proxies. |
| Item 1.4 |
| Verification and announcement of number of those eligible to vote, personally and by proxy |
| There were 521 SCA (Vic) members identified as eligible to vote. |

Item 1.5

Announcement of those present by invitation

147 voting members were in attendance either in person or via proxy.

Item 1.6

Announcement of apologies received

29 apologies were received for the meeting and are listed above.

Item 1.7

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

In line with SCA (Vic) Constitution (20% of eligible voters), a quorum was reached.

Motion 2.1

Minutes of Previous General Meeting

Motion under Notice:

That the minutes of the Annual General Meeting held on 22 November 2021 as previously circulated to all members be confirmed as a true and correct record of that meeting.

Mover: Mark Benson

Seconder: Tim Graham

Motion CARRIED.

VOTES

Yes: 110

No: 0

Abs: 37

Inv: 1

Item 2.2

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

No further items were raised.

Motion 3.1

Annual President's Report

Motion under Notice:

That the 2021/22 Annual President's Report (Appendix "A") provided with the notice of meeting, be received.

Mover: Tim Graham

Seconder: Rupert Murray-Arthur

Motion CARRIED.

VOTES

Yes: 141

No: 0

Abs: 6

Inv: 1

Motion 4.1

Financial Statements & Audit Report

Motion under Notice:

That the audited financial statements together with the auditor's report for the financial year ended 30/06/2022 (Appendix "B") as provided, be accepted.

Mover: Rupert Murray-Arthur

Seconder: Mark Benson

Motion CARRIED.

VOTES

Yes: 136

No: 0

Abs: 11

Inv: 1

Motion 5.1

Proposed Budget for 2022/2023

Motion under Notice:

That the proposed budget for 2022/23 (Appendix “C”) as provided with the notice of meeting, be adopted as the Association’s budget for the financial year ending 30/06/2023.

Question submitted by member: As this is the second year of expenses being greater than income, if this trend continued the reserves of will be spent in around 3-4 years – would like clarity of what Board considers a healthy reserve and the plan to turn this around.

Response by Mark Benson – SCA (Vic) Treasurer: It was advised that the reason the budget is forecasting a deficit is due to a surplus of reserves and due to the previous budgets over the past couple of years performing better than expected. He noted that there are research and education projects that require investment that have not been able to be performed due to Covid and staff shortages, so investment has been allocated in this budget. He further advised that the Board is confident that sufficient reserves will be retained.

Mover: Mark Benson
Seconder: Murray Slangen

Motion CARRIED.

| | | | | |
|--------------|----------|-------|--------|--------|
| VOTES | Yes: 138 | No: 0 | Abs: 9 | Inv: 1 |
|--------------|----------|-------|--------|--------|

Item 6.1 Nomination and Election of Board Members

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) two (2) board appointed positions
- (iii) the Immediate Past President

The following Board Members continue:

- 1) Pernille Cavanough (elected position)
- 2) Peter Davies (elected position)
- 3) Murray Slangen (elected position)

Gregor Evans will transition to the role of **Immediate Past President**

The following Board Members retire by rotation:

- 1) Mark Benson (elected position) – *maximum 6 years*
- 2) Matthew Bourke (elected position)
- 3) Gregor Evans (elected position) - *maximum 6 years*
- 4) Tim Graham (elected position)
- 5) Julie McLean (elected position)

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

- At least two (2) Practising Strata Manager (with minimum CSCM) positions available
- One (1) Corporate Strata Services – Individual Member position available

Nominations were called for prior to the meeting and there were seven (7) nominations received.

The below members were elected to the Executive Committee following a ballot:

- Matthew Bourke, MBCM Strata Specialists Kew, Doncaster and Greensborough
- Michelle Cummins, StrataMax
- Alan Ferre, Scotia Property Maintenance
- Tim Graham, Bugden Allen Graham Lawyers
- Julie McLean

Item 7.1

Other Business

There was no further business to be referred to the Board for consideration.

Item 8

Close of Meeting

A vote of thanks and congratulations was extended to Gregor Evans for his excellent work over the past year as President of the SCA (Vic).

There being no further business, the meeting closed at 11.54am.