Minutes of the Annual General Meeting

Strata Company for The owners of Waterbird Apartments strata scheme 47432 Strata Plan 47432

Meeting Date	29 Jul 2026		
Meeting Location	Connolly Community Centre (meeting room), 5 Glenelg Place, Connolly, WA, 6027		
Time	05:00 PM	Opened: 5.00 PM	Closed: 06:10 PM
Lots Represented	2 CAMERON MARK WIDIN; LARA NICOLE INGRAM — Proxy: Cameron Widin 4 ELLE LOUIS MATTHEWS — Electronic vote 6 KERI ANNE KEARNEY — Electronic vote 7 PATRICK FRANCIS JONES — Electronic vote 11 BRENDAN JAMES CRAKER; YULIANA CRAKER 12 COLIN GORDON BRUCE; SHARAN PREMELA BRUCE — Electronic vote 17 BETHANY MAE LEADBEATER: CHRISTIAN RHYS JONES 18 NICHOLAS JAMES BERROW HARRIS: SHUI FONG KUAN — Electronic vote 22 LORI TAYLOR; SIMON DAVID GEDDES — Proxy: Jocelyn Shanks 24 CAROLYN LORRAINE MURPHY — Electronic vote 26 RICHARD GORDON THOMSON 27 CHRISTOPHER ANDREW JOHNSTON 28 CHIA-CHI CHANG — Electronic vote 29 BRADLEY FOOTE — Electronic vote 31 KAREN ANN OLLERHEAD; ROBERT MARK OLLERHEAD — Electronic vote 32 KAUSHIK DATTA: BARNALI SEN 33 KALE DANIEL VILE 34 WERNER JOHANN ROBERTS; RACHEL ANN HEIN — Electronic vote 36 PAUL DAMIAN PATERSON; MONETTE PATERSON — Electronic vote 37 MICHAEL ROBERT BRYAN COOK; HEATHER ELIZABETH COOK — Proxy: Jocelyn Shanks 40 KENNETH JAMES TURNER: TANIA MICHELLE TURNER — Electronic vote 42 AUSTEN FREDERICK WATKINS — Electronic vote 43 DAN THOMAS BARKER; SASCHA CLAIRE THOMAS — Electronic vote		
Chairperson	Jocelyn Shanks		
Additional Attendees	Jocelyn Shanks, Competent Strata Assistance		

Motion 1				
Adoption of Minutes	**Ordinary Resolution** Statutory Motion			
That the minutes of the last general meeting represent a true and accurate account of the proceedings of that meeting. **CARRIED**				
VOTES	Yes : 18	No: 0	Abs: 5	Inv: 0

Motion 2				
Election of Council of Owners - Numbers to Serve	**Ordinary Resolution** Statutory Motion			
Many of the functions of the Council of Owners are undertaken by an appointed strata manager including those of Secretary and Treasurer as per the management agreement in place. With advances in email technology many decisions are made by email reply. The positions are unpaid: therefore the workload is minimal with around 1 face-to-face meeting per annum being all that is required for complexes up to 100 lots. All owners whether resident or investors are encouraged to nominate to enable a true representation of the interests of owners. It is preferred that members maintain an email address for expedited and complete communications. Larger complexes generally prefer more members to ensure decisions are not made by only a few owners. That the Strata Company nominates the number of members to serve on the Council of Owners between 3 (minimum) and 7 (maximum). Refer Schedule 1 Governance Bylaws. The Council of Owners nominates six (6) members. **CARRIED**				
VOTES	Yes : 20	No: 0	Abs: 3	Inv: 0

Motion 3				
Election of Council of Owners - Nominations	**Ordinary Resolution** Statutory Motion			
Nomination for positions were received from Cameron Widin (2), Keri Kearney (6), Patrick Jones (7), Brendan Craker (11), Christian Jones (17), Nicholas Harris (18), Richard (Rik) Thomson (26), Chris Johnston (27), Cha-Chi (Edward) Chang (28), Karen Ollerhead (31), Kale Vile (33) and Sascha Thomas (43). As the number of nominations received is greater than the number to serve, a ballot was held. The following owners were appointed to the Council of Owners. Cameron Widin (2), Brendan Craker (11), Christian Jones (17), Richard (Rik) Thomson (26), Chris Johnston (27), and Kale Vile (33). **CARRIED**				
VOTES	Yes : 12	No: 8	Abs: 3	Inv: 0

Motion 4				
Council of Owners Authority	**Ordinary Resolution**			
That the powers and duties of the strata company may be exercised and performed by the council of the strata company as per Sections 116, 117 and 118 of the Strata Titles Act and a meeting of the council at which a quorum is present is competent to exercise all or any of the authorities, functions or powers of the council. **CARRIED**				
VOTES	Yes : 18	No: 1	Abs: 4	Inv: 0

Motion 5				
Financial Statements	**Ordinary Resolution** Statutory Motion			
The Financial Statements were included in the agenda. All strata company funds are held in trust with Macquarie Bank in the name of the strata company. To adopt the Financial Statements as presented. **CARRIED**				
VOTES	Yes : 21	No: 0	Abs: 2	Inv: 0

Motion 6				
Insurance - Cost Replacement Estimate	**Ordinary Resolution** Procedural Motion			
Cost replacement estimates are recommended every three to five years at a cost of approximately $2,000.00 per report. That a cost replacement estimate is not obtained and that the limits of cover are set according to the insurer's recommendations when the policy is renewed. **CARRIED** The date of the last report is 26 June 2024				
VOTES	Yes : 18	No: 1	Abs: 4	Inv: 0

Motion 7				
Insurance - Authority to renew	**Ordinary Resolution** Procedural Motion			
That the council be directed to renew the current insurance policy prior to its expiry date in such sums as are suggested by the insurer or as are recommended by qualified professional advisors. **CARRIED**				
VOTES	Yes : 20	No: 0	Abs: 3	Inv: 0

Motion 8				
10 Year Plan	**Ordinary Resolution** Statutory Motion			
The strata company has a 10 year plan dated 24 September 2024 as required by Section 100 of the Strata Titles Act with the next update is due before 24 September 2029. That the plan is reviewed regularly and renewed as required by legislation. **CARRIED**				
VOTES	Yes : 21	No: 0	Abs: 2	Inv: 0

Motion 9				
Unit 2 - Fibre To The Premises (FTTP)	~~**Special Resolution**~~ Resolution without dissent			
The owner of Unit 2 has requested that the strata company consider upgrading the NBN service from Fibre to the Node (FTTN) to Fibre to the Premises (FTTP) for the entire complex. Waterbird Apartments is eligible for this upgrade, and Cameron Widin (Unit 2) has offered to act as the representative for all owners throughout the application process. NBN Co requires an initial design and survey to confirm the scope and method of the upgrade. The cost for this design phase is $275 per lot, which equates to a total cost of $11,825.00 for the complex. If owners approve proceeding with the design phase, a further meeting will be required once the design has been received to consider whether to accept the proposal and move forward with the full FTTP upgrade. The upgrade applies to the entire complex and cannot be completed on an individual unit basis. If approved, a special levy of $11,825.00 calculated at $23.33 per Unit Entitlement (UE total is 507) will be required to fund the works. To approve Cameron Widin as the authorised representative for the FTTP upgrade application process and raise a special levy of $11,825.00. **DEFEATED** The resolution was amended to a Resolution Without Dissent due to Lot boundaries being to the external surface of the wall and conduits being attached to these surfaces. Discussion was held around how to get cabling carried out within existing ducts rather than conduits. Cameron will investigate options for the Council of Owners				
VOTES	Yes : 10	No: 9	Abs: 4	Inv: 0

Motion 10				
Administration Fund Levy	**Ordinary Resolution** Statutory Motion			
The proposed Administration Fund budget was included in the agenda for consideration including levy periods, due dates and amounts due. To accept the proposed budget, levy amounts and due dates as presented. **CARRIED**				
Budget-To raise $186,576.00 for the Administration Fund. Levies payable by each unit to be calculated at the rate of $368.00 per unit entitlement (UE) per annum. Total UE is 507 *Approved levies will become payable quarterly on or before:* *1 July 2026 @ $113.00 per UE (interim levy notice issued)* *1 October 2026 @ $85.00 per UE* *1 January 2027 @ $85.00 per UE* *1 April 2027 @ $85.00 per UE* *1 July 2027 @ $85.00 per UE (interim levy notice)* *The strata company is GST registered*				
VOTES	Yes : 17	No: 2	Abs: 4	Inv: 0

Motion 11	
Reserve Fund Levy	**Ordinary Resolution** Statutory Motion

The proposed Reserve Fund budget was included in the agenda for consideration including levy periods, due dates and amounts due. To accept the proposed budget, levy amounts and due dates as presented. **CARRIED**
Budget - To raise $29,913.00 for the Reserve Fund to accumulate a reserve for future capital works. Levies payable by each unit to be calculated at the rate of $59.00 per unit entitlement (UE) per annum. Total UE is 507 *Approved levies will become payable quarterly on or before:* *1 July 2026 @ $14.00 per UE (interim levy notice issued)* *1 October 2026 @ $15.00 per UE* *1 January 2027 @ $15.00 per UE* *1 April 2027 @ $15.00 per UE* *1 July 2027 @ $15.00 per UE (interim levy notice)* *The strata company is GST registered.*

VOTES	Yes : 17	No: 2	Abs: 4	Inv: 0

Motion 12	
Bylaw repeal - Schedule 1 Bylaw 22	**Resolution Without Dissent**
The following resolution was defeated at the 2018 AGM. "That Schedule 1 bylaw 22 is repealed" based on the owner of Lot 32 (unit 32) obtaining a second storeroom by deceit (stating they did not have a storeroom). At 2018, the owners of Lot 32 had purchased the property in 2018 and were not advised of this anomaly so owners agreed in 2018 to repeal the bylaw on the sale or transfer of Lot 32. The current owners were advised the following prior to their purchase in 2025. *The current owners purchased Lot 32, Unit 32 at Waterbird Apartments with two storerooms (one on title and one on common property) in 2018. The strata plan has a storeroom allocated to unit 32 however the former owner sought a special privilege to an additional storeroom in 2007 stating his lot had no storeroom allocated. An additional storeroom on common property was granted (schedule 1 Bylaw 22) based on incorrect information given by the previous owner. Other owners sought to repeal the bylaw at the 2018 AGM and agreed to allow the current situation to remain until sale or transfer to title of Lot 32 rather than spend strata company funds in the State Administrative Tribunal. On sale of Lot 32, the strata company will again present the repeal of Schedule 1 bylaw 22 to owners at a general meeting. If not supported an application will be made to the State Administrative Tribunal to repeal Schedule 1 bylaw 22.* That Schedule 1 bylaw 22 is repealed and consolidated bylaws registered with Landgate. **CARRIED**	

VOTES	Yes : 19	No: 0	Abs: 4	Inv: 0

Motion 13	
Unit 17 - Outdoor blinds	**Resolution Without Dissent**
The owners of unit 17 have applied to install fixed and retractable outdoor blinds (Windmaster 2.0 T-Rail System (manual spring-loaded operation) with Windmaster 2.0 mesh fabric in Skyline 94 Tan (94% blockout)) to the balconies facing Shoveler Terrace and Waterbird Turn under Section 87 of the Strata Titles Act. The proposal is intended to enhance the amenity of the balcony by providing protection from wind, reducing wind-driven rain entering	

the balcony., providing shade from the sun, protecting outdoor furniture from weather exposure, adding security, and improving the usability of the balcony throughout the year without materially changing the appearance of the building.

The installation consists of a ceiling-mounted headbox, vertical side channels. No fixings into the external sides of the building. The headbox and aluminium components are finished in Birch White, which closely matches the existing building render and minimises their visibility. When the blinds are fully retracted, only the headbox and side channels remain visible. Some of the headbox may not be visible due to structure already in place on the lot.

A key objective of this proposal has been to minimise any visual impact. The selected Skyline 94 Tan fabric was chosen specifically because it closely complements the existing colours of the apartment building rather than creating visual contrast. The blinds are installed behind the existing glazing and handrail, rather than projecting externally.. As they are fully retractable, they can remain open when not required, preserving the existing appearance of the balcony. The proposed installation has been designed to blend with the existing architecture while providing practical weather protection.

The proposed Windmaster 2.0 system has been tested for wind speeds of up to 60 km/h. Installation will be undertaken by the supplier in accordance with the manufacturer's specifications. Product brochure & Technical specifications.. https://www.abcblinds.com.au/blinds/outdoor-blinds/windmaster-blinds
Existing and proposed balcony render showing the completed installation are attached. If approved, the owners of unit 17 (Lot 17) must have the structure professionally installed within the existing balcony opening and behind glass balustrade and be fully retracted when not in use and remove the structure at end of its useful life. **DEFEATED**

Discussion was held around concern raised by owners including the appearance of the Lot, colour and type of fabric, use of gas heaters and the precedent approval of this nature would set. It was agreed at the meeting that a “style guide bylaw” with preferred appearances and caveats would be investigated by the Council of Owners for owners to consider at a future meeting. As there were existing “no” votes, many abstained.

VOTES	Yes : 14	No: 2	Abs: 7	Inv: 0

Other business – referred to the Council of Owners

1. FTTP options (Cam to lead investigations)
2. Style guide (Christian to lead investigations
3. Gutters for balconies to prevent overflows
4. Foyer carpets or other flooring options
5. Gym carpet
6. Foyer upgrades – plastering/painting and windows (resealing and cleaning)

The Council of Owners met after the meeting to appoint office bearers.
Chair: Brendan Craker Secretary: Kale Vile Treasurer: Rik Thomson