



STRATA COMMUNITY ASSOCIATION WA INC.

**MINUTES
OF THE ANNUAL GENERAL MEETING
OF MEMBERS**

23 September 2021

The Annual General meeting took place at Council House, L11 Reception Suite, 27 St Georges Terrace, Perth at 3.30pm on 23 September 2021

1. PRELIMINARY MATTERS

1.1 Appointment of Chair

Past President, Scott Bellerby advised all present that the President, Catherine Lezer and the Vice President, Melanie Duryea were both unable to attend the meeting.

In accordance with rule 14 (5) of the Constitution if the President and the Vice President are unable to preside as Chair the financial voting members present are required to elect one of their number to preside as Chair 15 minutes after the time appointed for the General Meeting.

Past President, Scott Bellerby was nominated and elected by the financial voting members present to preside as Chair of the meeting and the meeting proceeded.

The Chair welcomed those present and spoke to the Annual President's Report distributed with the agenda.

1.2 Call of Lodgement of Proxy Forms

The Chair called for any remaining proxy forms not yet handed in.

1.3 Number of Valid Proxies

The Chair announced that 249 valid proxies had been registered as follows:

Life Members			
Member		Organisation	Proxy
First Name	Last Name		
Ian	Laird	Strata Consultant	Kyra Murphy
Karen	Richardson	Richardson Strata Management Services	Kyra Murphy

Corporate Strata Manager Members			
Member	Corporate Nominee		Proxy
	First Name	Surname	
Aardvark Strata Management WA	Santa	Roberts	chairperson
All Strata Management Services	Cherith	Pettitt-Jones	Andrew Chambers
B Strata	Melanie	Henderson	Scott Bellerby
Brett Johnston Real Estate	Brett	Johnston	Chairperson
Busselton Strata Managers	Stephane	Scott	chairperson
Carter Giorgi Real Estate	Lisa	Ligovich	chairperson
Commercial Strata Management	Gina	Rowlands	Andrew Chambers
Custom Strata Management	Brad	Dunn	Joanne Dunn
ESM Strata Pty Ltd	Jake	Kneebone	Claudia Van Dijk
First National Real Estate Kalgoorlie	John	Gilmore	chairperson
Gow Property	Dee	Gow	chairperson
Local Strata Services - Metro	Claire	Brajer	chairperson
Metway Real Estate	Eric	Rogers	Eric Rogers
MMJ Real Estate (WA) Pty Ltd	David	Wall	Chairperson
Mounts Bay Village Strata Management	Gail	Deary	Paul Keet
Perth Property Care	Paul	Rados	Paul Rados
Prestige Strata Management	Kristy	Ward	Warren Kiddle
Red Dog Strata Pty Ltd	Michelle	Hollemans	Dyani Cobbold
Richardson Strata Management Services	Karen	Richardson	Kyra Murphy
Smithwick Strata Services	David	Elliott	chairperson
Southern Strata Services	Zoe	Maxwell	Ryan Murphy/ Chairperson
Strata Alliance	Janine	Chapman	Janine Chapman

Strata Matters	Alastair	Cornish	David Elliott
Strata Specialists	Nisha	McGeough	Andrew Chambers
Strataeic Strata Management Pty Ltd	Natalie	Bryce	Chairperson
The Strata Centre Pty Ltd	Ross	Ballard	Chairperson
The Trustee for Strata West Unit Trust T/a Realmark Pty Ltd	Anita	Percudani	Karla Roche/ Chairperson
WA Strata Management	Clare	Edwards	Chairperson

Corporate Strata Services Members

Member	Corporate Nominee		Proxy
	First Name	Surname	
Acumentis (WA) Pty Ltd (LMW)	Nathan	King	Chairperson
Adapt Risk Solutions	Phil	Hughes	Chairperson
Aqumen Pty Ltd	Geoff	Parnell	Chairperson
Ascend Business Accountants	Phil	Geary	Warren Kiddle
Body Corporate Brokers Pty Ltd	Nick	Swallow	Chairperson
Co-operation Housing	Eugenie	Stockmann	Chairperson
Rebuild Group Pty Ltd	Sean	Murphy	Chairperson
Reserve Fund Plans	Wal	Dobrow	Kyra Murphy
Source Energy	Adam	Stavretis	Chairperson
Strata Training and Consulting (Stratatac)	Marilyn	Rulyancich	Warren Kiddle
StrataLoans	Debbie	Barker	Chairperson
Tunnel Vision (WA) Pty Ltd	Chris	Pember	Chairperson

Corporate Strata Manager Personal Members

Member		Organisation	Proxy
First Name	Last Name		
Jasmine	Abraham	ESM Strata Pty Ltd	Claudia Van Dijk
Janine	Ashworth	Hedland First National	Chairperson
Ross	Ballard	The Strata Centre Pty Ltd	Chairperson
Krzysztof	Basinski	Mounts Bay Village Strata Management	Paul Keet
Narelle	Behme	Strata Administration Services	Warren Kiddle
Carolyn	Billett	Chambers Franklyn Strata Management	Andrew Chambers
Beverley	Boyle	First National Real Estate Kalgoorlie	Chairperson
Claire	Brajer	Local Strata Services - Metro	Chairperson
Rebecca	Bray	Chambers Franklyn Strata Management	Andrew Chambers
Cory	Brecknell	Strata Alliance	Janine Chapman
Liz	Brook	Richardson Strata Management Services	Kyra Murphy
Natalie	Bryce	Strataeic Strata Management Pty Ltd	Chairperson
Sarah	Buchanan	First National Real Estate Kalgoorlie	Chairperson
Alex	Burnett	Chambers Franklyn Strata Management	Andrew Chambers
Courtney	Butters-Kerr	B Strata	Scott Bellerby
Joe	Carbone	Richardson Strata Management Services	Kyra Murphy
Sharon	Chambers	Chambers Franklyn Strata Management	Andrew Chambers
Janine	Chapman	Strata Alliance	Janine Chapman
Laura	Chapman	Strata Alliance	Janine Chapman
Annabel	Charlton	Blackburne Strata	Mitchell Zile
Michael	Chau	ESM Strata Pty Ltd	Claudia Van Dijk
Jessica	Cockell	Blackburne Strata	Mitchell Zile
Eve	Cook	ESM Strata Pty Ltd	Claudia Van Dijk
Alastair	Cornish	Strata Matters	Henry Van Es
Pat	Cowen	Smithwick Strata Services	Kyra Murphy
Melissa	Cox	Chambers Franklyn Strata Management	Andrew Chambers
Wayne	Cranley	ESM Strata Pty Ltd	Claudia Van Dijk
Philippa	Critchley	B Strata	Scott Bellerby
Paul	Cvetko-lueger	ESM Strata Pty Ltd	Claudia Van Dijk

Adrian	D'Alesio	ESM Strata Pty Ltd	Claudia Van Dijk
Zoe	Dascalu	MMJ Real Estate (WA) Pty Ltd	Chairperson
Lee	De Castro	ESM Strata Pty Ltd	Claudia Van Dijk
Gail	Deary	Mounts Bay Village Strata Management	Paul Keet
Lana	Dewar	Strata Administration Services	Warren Kiddle
Antonella	Di Virgilio	B Strata	Chairperson
Jordan	Dinga	Abode Strata	Elizabeth Florence
Clare	Dixey	First National Real Estate Kalgoorlie	Chairperson
Mitch	Dufty	Richardson Strata Management Services	Kyra Murphy
Melanie	Duryea	B Strata	Scott Bellerby
Sam	Edwards	Pro-Active Strata Management	James Donnelly
Kiara	Edwards	WA Strata Management	Chairperson
Clare	Edwards	WA Strata Management	Chairperson
Victoria	Ellwood	Chambers Franklyn Strata Management	Andrew Chambers
Cassandra	Enkel	Richardson Strata Management Services	Kyra Murphy
Glenda	Evans	Richardson Strata Management Services	Kyra Murphy
Nicole	Fee	Strata CBD	Warren Kiddle
Annie	Fenech	ESM Strata Pty Ltd	Chairperson
Rachael	Ferrante	Richardson Strata Management Services	Kyra Murphy
Sally	Ferreira	Chambers Franklyn Strata Management	Andrew Chambers
Shelley	Fitzgerald	Strata Alliance	Janine Chapman
Annalisa	Fonseca	B Strata	Scott Bellerby
Koebie	Forward	Strata Administration Services	Warren Kiddle
Nicole	Fredman	Chambers Franklyn Strata Management	Andrew Chambers
Penny	Gazia	Carter Giorgi Real Estate	Chairperson
John	Gilmore	First National Real Estate Kalgoorlie	Chairperson
Alex	Glass	Richardson Strata Management Services	Kyra Murphy
Dee	Gow	Gow Property	Chairperson
Alexie	Green	Richardson Strata Management Services	Kyra Murphy
Natasha	Harper	Strata Specialists	Andrew Chambers
Melanie	Henderson	B Strata	Scott Bellerby
Caitlin	Henry	Custom Strata Management	Joanne Dunn
Libby	Hickling	The Trustee for Strata West Unit Trust T/a Realmark Pty Ltd	Chairperson
Marie	Hickmott	Richardson Strata Management Services	Kyra Murphy
Rhys	Hogan	Smithwick Strata Services	Kyra Murphy
Michelle	Hollems	Red Dog Strata Pty Ltd	Dyani Cobbold
Renee	Hollywell-Chalmers	Strata Asset Services	Paul Keet
Josephine	Hoyne	Strata Administration Services	Dyani Cobbold
Danielle	Hubbard	Strata Administration Services	Warren Kiddle
Mary Jade	Ignacio	ESM Strata Pty Ltd	Claudia Van Dijk
Talitha	Irawan	Abode Strata	Elizabeth Florence
Anna	Jayadeep	ESM Strata Pty Ltd	Claudia Van Dijk
Sheryl	Johnson	Chambers Franklyn Strata Management	Andrew Chambers
Hayley	Johnson	ESM Strata Pty Ltd	Claudia Van Dijk
Harrison	Jones	Richardson Strata Management Services	Kyra Murphy
Ravindran	Karuppan	ESM Strata Pty Ltd	Claudia Van Dijk
Shaun	Kennedy	The Trustee for Strata West Unit Trust T/a Realmark Pty Ltd	Kyra Murphy
Jake	Kneebone	ESM Strata Pty Ltd	Claudia Van Dijk
Brad	Kneebone	ESM Strata Pty Ltd	Claudia Van Dijk
Silvana	Kreyen	Abode Strata	Elizabeth Florence
Marian	La'brooy	Pro-Active Strata Management	James Donnelly
Kelsie	Langdon	Pro-Active Strata Management	James Donnelly
Lisa	Ligovich	Carter Giorgi Real Estate	Chairperson
Hayley	Lindberg	Blackburne Strata	Mitchell Zile

Taryn	Linfoot	Degrees Strata Pty Ltd	Xian Burton
Ivy	Ling	The Trustee for Strata West Unit Trust T/a Realmark Pty Ltd	Chairperson
Chelsea	Louden	B Strata	Scott Bellerby
Sarah	Lower	Chambers Franklyn Strata Management	Andrew Chambers
Hayley	Luff	Strata CBD	Warren Kiddle
Gonzalo	Maldonado	ESM Strata Pty Ltd	Claudia Van Dijk
Stacey	Marks	Pro-Active Strata Management	James Donnelly
Inga	Marshall	B Strata	Scott Bellerby
Renee	Marshall	ESM Strata Pty Ltd	Claudia Van Dijk
Sharon	Martin	ESM Strata Pty Ltd	Claudia Van Dijk
Sabine	Massberg	Strata Asset Services	Paul Keet
Zoe	Maxwell	Southern Strata Services	Ryan Murphy
Rosemarie	McCormick	B Strata	Scott Bellerby
Jordan	McEleney	WA Strata Management	Chairperson
Vicki	McFarlane	Chambers Franklyn Strata Management	Andrew Chambers
Nisha	McGeough	Strata Specialists	Andrew Chambers
Shannon	McGeough	Strata Specialists	Andrew Chambers
Gary	McGeough	Strata Specialists	Andrew Chambers
Christine	McLeod	Southern Strata Services	Ryan Murphy
Patrick	McMahon	Chambers Franklyn Strata Management	Andrew Chambers
Savannah	Meade	Richardson Strata Management Services	Kyra Murphy
Katie	Melville	Strata Town	Chairperson
Lea	Merano	ESM Strata Pty Ltd	Claudia Van Dijk
Marc	Metzger	MagiXstrata	Marietta Metzger
Michael	Mitchell	Chambers Franklyn Strata Management	Andrew Chambers
Gwen	Mitchell	Strata Specialists	Andrew Chambers
Debbie	Morley	B Strata	Scott Bellerby
Jordan	Muir	ESM Strata Pty Ltd	Claudia Van Dijk
Jaye	Mulcahy	Strata Administration Services	Warren Kiddle
Ryan	Murphy	Richardson Strata Management Services	Kyra Murphy
Natalie	Murren	Red Dog Strata Pty Ltd	Dyani Cobbold
Carmen	Nelson	Richardson Strata Management Services	Kyra Murphy
Theresa	Nolan	ESM Strata Pty Ltd	Claudia Van Dijk
Lucy	Normandale	Strata Specialists	Andrew Chambers
Sarah	Noske	B Strata	Scott Bellerby
David	Nurse	Pro-Active Strata Management	James Donnelly
Amber	O'Keefe	Kevin Baruffi & Associates	Chairperson
Leigh	Oliver	Abode Strata	Elizabeth Florence
Rebecca	O'Mahony	Mark Hay Realty Group	Leanne Wahlert
Jamsie	Ong	ESM Strata Pty Ltd	Claudia Van Dijk
Laura	O'Sullivan	Southern Strata Services	Ryan Murphy
Zara	Pangler	Richardson Strata Management Services	Kyra Murphy
Tanya	Peck	Strata Town	Chairperson
Anita	Percudani	The Trustee for Strata West Unit Trust T/a Realmark Pty Ltd	Karla Roche
Ellyn	Pettit	ESM Strata Pty Ltd	Claudia Van Dijk
Belinda	Pfister	ESM Strata Pty Ltd	Claudia Van Dijk
Tiffany	Pierce	Richardson Strata Management Services	Kyra Murphy
Natalie	Pollock	Richardson Strata Management Services	Kyra Murphy
Ashleigh	Pryer	B Strata	Scott Bellerby
Eve	Ralston	Pro-Active Strata Management	James Donnelly
Melissa	Repacholi	Strata Administration Services	Dyani Cobbold
Nicky	Richards	Southern Strata Services	Ryan Murphy
Santa	Roberts	Aardvark Strata Management WA	chairperson
Rashmi	Rodrigo	ESM Strata Pty Ltd	Claudia Van Dijk

Shehan	Rodrigo	Richardson Strata Management Services	Kyra Murphy
Eric	Rogers	Metway Real Estate	Chairperson
Kim	Rollings	Chambers Franklyn Strata Management	Andrew Chambers
Gina	Rowlands	Commercial Strata Management	Andrew Chambers
Amy	Rowlands	Commercial Strata Management	Andrew Chambers
Natasha	Russell	Richardson Strata Management Services	Kyra Murphy
Ingolf	Ruttermann	Chambers Franklyn Strata Management	Andrew Chambers
Madeleine	Saccoccia	Blackburne Strata	Mitchell Zile
Stuart	Sainsbury	Richardson Strata Management Services	Kyra Murphy
Rhonda	Samut	Care Property (WA) Strata Management Pty Ltd	Chairperson
Ryan	Schmidt	B Strata	Scott Bellerby
Stephanie	Scott	Busselton Strata Managers	Chairperson
Bhanu	Shekhawat	Pro-Active Strata Management	James Donnelly
Tracy	Shepherd	Strata Asset Services	Paul Keet
Katie	Shorter	Busselton Strata Managers	Chairperson
Narelle	Smith	Pro-Active Strata Management	James Donnelly
Ruby	Sollis	Smithwick Strata Services	Chairperson
Katie	Squiers	Blackburne Strata	Mitchell Zile
Jessica	Steere	Custom Strata Management	Joanne Dunn
Daniel	Stephenson	Platinum Strata Management	Warren Kiddle
Jessica	Tait	Abode Strata	Elizabeth Florence
Amanda	Tan	Strata Administration Services	Warren Kiddle
Clare	Temple	Degrees Strata Pty Ltd	Clare Temple
Ellen	Toczyłowski	B Strata	Scott Bellerby
Suzanne	Tracey	ESM Strata Pty Ltd	Claudia Van Dijk
Maduka	Ukandu	ESM Strata Pty Ltd	Claudia Van Dijk
Melinda	Van Der Riet	Magixstrata	Marietta Metzger
April	Wade	B Strata	Scott Bellerby
Mikayla	Wallace	Mark Hay Realty Group	Leanne Wahlert
Kristy	Ward	Prestige Strata Management	Warren Kiddle
Tristan	Watkins	Richardson Strata Management Services	Kyra Murphy
Ashlee	Whitwell	WA Strata Management	Chairperson
Paulette	Williams	Strata Asset Services	Paul Keet
George	Xu	Ace Body Corporate Management Mt Lawley	Chairperson
Gordana	Yugovich	Degrees Strata Pty Ltd	Xian Burton
Rainie	Zhang	ESM Strata Pty Ltd	Claudia Van Dijk
Carla	Zwetsloot	Smithwick Strata Services	Chairperson

Corporate Strata Services Personal Members

Member First Name	Member Last Name	Organisation	Proxy
Debbie	Barker	StrataLoans	Chairperson
Jodie	Betts	CHU Underwriting Agencies - WA	Leanne Wahlert
Michael	Castrilli	Perrott Painting	Chairperson
Anthony	Connell	CHU Underwriting Agencies - WA	Leanne Wahlert
Abbey	Davidson	CHU Underwriting Agencies - WA	Leanne Wahlert
Paul	Davies	Complex West	Chairperson
Nanda	Davis	CHU Underwriting Agencies - WA	Leanne Wahlert
Wal	Dobrow	Reserve Fund Plans	Kyra Murphy
Darren	Douglass	PSC Property Lync Insurance Brokers Pty Ltd	Leonie Milonas
Fiona	Duffy	Strata Temp Services	Chairperson
Bianca	Fragomeni	CHU Underwriting Agencies - WA	Leanne Wahlert
Phill	Geary	Ascend Business Accountants	Warren Kiddle
Barry	Haydinger	Perrott Painting	Clay Yarwood
Marisa	Holt	PSC Property Lync Insurance Brokers Pty Ltd	Leonie Milonas
Nola	Kettlewell	PSC Property Lync Insurance Brokers Pty Ltd	Leonie Milonas

Nathan	King	Acumentis (WA) Pty Ltd (LMW)	Chairperson
Helen	Lambert	CHU Underwriting Agencies - WA	Leanne Wahlert
Amy	Lidster	CHU Underwriting Agencies - WA	Leanne Wahlert
Brad	Mazza	Acumentis (WA) Pty Ltd (LMW)	Chairperson
Sean	Murphy	Rebuild Group Pty Ltd	Sean Murphy
Natasha	Nel	CHU Underwriting Agencies - WA	Leanne Wahlert
Chris	Parkes	Perrott Painting	Clay Yarwood
Chris	Pember	Tunnel Vision (WA) Pty Ltd	Chairperson
Debbie	Pirie	PSC Property Lync Insurance Brokers Pty Ltd	Leonie Milonas
Inge	Schaefer	CHU Underwriting Agencies - WA	Leanne Wahlert
James	Sholdas	Acumentis (WA) Pty Ltd (LMW)	Chairperson
Adam	Stavretis	Source Energy	Chairperson
Eugenie	Stockmann	Co-operation Housing	Chairperson
Nick	Swallow	Body Corporate Brokers Pty Ltd	chairperson
Michael	Trypuza	CHU Underwriting Agencies - WA	Leanne Wahlert
Mina	Vaghjiani	CHU Underwriting Agencies - WA	Leanne Wahlert
Nardee	Wallington	CHU Underwriting Agencies - WA	Leanne Wahlert

Strata Community Members

Member	Authorised Representative		Proxy
	First Name	Surname	
Strata Plan 24719	Prue	Lane	Chairperson

1.4 Number Eligible to Vote

There were 308 members eligible to vote in person or by proxy. The following members were present personally:

Life Members

Member		Organisation
First Name	Last Name	
Beverley	Grigo	Strata Asset Services
Ida	Smithwick	

Corporate Strata Manager Members

Member	Corporate Nominee	
A Class Strata Service	Warren	Kiddle
Abode Strata	Elizabeth	Florence
ALCA Southern Strata	Allan	Green
Blackburne Strata	Mitchell	Zile
Chambers Franklyn Strata Management	Andrew	Chambers
Custom Strata Management	Joanne	Dunn
Degrees Strata Pty Ltd	Warren	Kiddle
Dominion Strata Management	Matt	Bird
ESM Strata Pty Ltd	Claudia	Van Dijk
MagiXstrata	Marietta	Metzger
Platinum Strata Management	Warren	Kiddle
Pro-Active Strata Management	James	Donnelly
Strata Administration Services	Warren	Kiddle
Strata Asset Services	Paul	Keet
Strata CBD	Warren	Kiddle

Corporate Strata Manager Personal Members

Member	Organisation	
Scott	Bellerby	B Strata
Matt	Bird	Dominion Strata Management
Xian	Burton	A Class Strata Service

Andrew	Chambers	Chambers Franklyn Strata Management
Michelle	Chin	ESM Strata Pty Ltd
Dyani	Cobbold	Strata CBD
James	Donnelly	Pro-Active Strata Management
Maddison	Doyle	Custom Strata Management
Joanne	Dunn	Custom Strata Management
Elizabeth	Florence	Abode Strata
Alan	Green	ALCA Southern Strata
Paul	Keet	Strata Asset Services
Warren	Kiddle	Strata Administration Services
Marietta	Metzger	MagiXstrata
Kyra	Murphy	Richardson Strata Management Services
Angela	Swinbourne	Dominion Strata Management
Claudia	Van Dijk	ESM Strata Pty Ltd
Mitchell	Zile	Blackburne Strata

Corporate Strata Services Members		
Member	Corporate Nominee	
Atkinson Legal	Mark	Atkinson
Bright Connect Pty Ltd	Peter	Taliangis
CHU Underwriting Agencies – WA	Leanne	Wahlert
Energy-Tec	Damien	Moran
Perrott Painting	Clay	Yarwood
Pragma Lawyers	Olivia	Tate
PSC Property Lync Insurance Brokers Pty Ltd	Leonie	Milonas
Schindler Lifts	Glenn	Fairey
Strata Community Insurance - WA	Grant	Bowen
Strata Title Consult	Shane	White

Corporate Strata Services Personal Members		
Member	Organisation	
Mark	Atkinson	Atkinson Legal
Peter	Taliangis	Bright Connect Pty Ltd
Leanne	Wahlert	CHU Underwriting Agencies - WA
Leon	Pascarl	CHU Underwriting Agencies - WA
Damien	Moran	Energy-Tec
Josh	Kragt	Perrott Painting
Clay	Yarwood	Perrott Painting
Olivia	Tate	Pragma Lawyers
Leonie	Milonas	PSC Property Lync Insurance Brokers Pty Ltd
Glenn	Fairey	Schindler Lifts
Grant	Bowen	Strata Community Insurance - WA
Shane	White	Strata Title Consult

Strata Community Members	
Member	Authorised Representative
Strata Plan 28030	David Brown
Strata Plan 47949	Gavin Hyslop

Strata Individual Owner Members (No Vote)		
Member		
David	Brown	
Gavin	Hyslop	
Warren	Myers	
David	Young	

1.5 Present by Invitation

Staff of Strata Community Association WA Inc, Theresa Boylan, Samantha Parrotte and Lisa Kneebone.

1.6 Apologies

First Name	Last Name	Organisation	Member Type
Catherine	Lezer		Individual Owner
Melanie	Duryea	B Strata	SM Personal
Bhanu	Shekhawat	Pro Active Strata Management	SM Personal
Annie	Fenech	ESM Strata	SM Personal
Dee	Gow	Gow Property	SM Personal
Nick	Swallow	Body Corporate Brokers	SS Personal
Amy	Rowlands	Commercial Strata Management	SM Personal
Gina	Rowlands	Commercial Strata Management	SM Personal
Jocelyn	Shanks	Competent Strata Assistance Pty Ltd	SM Personal
Henry	Vurens Van Es	Degrees Strata Pty Ltd	SM Personal
Karla	Roche	Smithwick Strata Services	SM Personal

1.7 Nominations for Election to Board

The Chair called for nominations for election to the Board in addition to those submitted prior to the meeting. No further nominations were received.

1.8 Declaration of Quorum Present

The Chair declared that a quorum was present with 308 members present either personally or by proxy, and 260 members required to achieve a quorum. The meeting was opened at 3.48pm.

2. MINUTES OF PREVIOUS GENERAL MEETINGS

- 2.1 Motion:** That the minutes of the Annual General Meeting held on 17th September 2020 as previously circulated to all members be confirmed as a true and correct record of that meeting.

Moved: James Donnelly

Seconded: Paul Keet

Votes For: 937

Votes Against: 0

MOTION CARRIED

2.2 Matters Arising

None

3. ANNUAL PRESIDENT'S & TREASURER'S REPORT

- 3.1 Motion:** That the 2020/21 Annual President's Report including the Treasurer's report as provided with the notice of meeting, be received.

Moved: Allan Green

Seconded: James Donnelly

Votes For: 937

Votes Against: 0

MOTION CARRIED

4. FINANCIAL STATEMENTS & AUDIT REPORT

4.1 Motion: That the audited financial statements together with the auditor’s report for the financial year ended 30/6/2021 as provided with the notice of meeting, be accepted.

Moved: Warren Kiddle

Seconded: James Donnelly

Votes For: 937

Votes Against: 0

MOTION CARRIED

5. SPECIAL BUSINESS

5.1 Proposed Constitution

Motion under Notice:

That the meeting resolves by special resolution to approve the changes to the constitution compiled in Appendix “D”.

Marietta Metzger raised issues with various drafting errors in the proposed constitution. Scott Bellerby suggested the errors may be just typos and can be corrected without having a resolution at this meeting. Paul Keet and Marietta Metzger did object and requested that these errors are being corrected at this meeting.

Motion: The Chair proposed a motion allowing for a final review of the constitution by our legal counsel to identify any drafting errors and if required, implement procedural changes to ensure it there are no errors and it complies with the Incorporated Associations Act WA and the desired outcomes of SCA WA.

Moved: Pino Monaco

Seconded: Mark Atkinson

Votes For: 937

Votes Against: 0

MOTION CARRIED

David Brown raised concerns that any corrections or changes to the constitution cannot just be made, and a Special General Meeting should be held for members to decide the changes. He considered the new rule is not allowed to be used until the Commissioner confirms his approval. He does not believe the lawyers who reviewed the changes are conversant with the Association and Corporations Act as he believes they contain incorrect provisions.

Motion: David Brown proposed a motion that consideration of the proposed constitutional changes be deferred to a separate Special General Meeting where corrections or changes raised can be dealt with at that meeting.

Moved: David Brown

Seconded: Marietta Metzger

Votes For: 23

Votes Against: 914

MOTION FAILED

Paul Keet proposed that considering a separate Special General Meeting was not going to be held to address the proposed constitution changes and those errors identified in the proposed constitution should be corrected at this meeting.

Motion: Paul Keet proposed a motion for further amendments to be added to the proposed constitutional changes. It is proposed in Rule 2(18) delete the last three words “under Rule 6(9)(b)”. Further that under Rule 2(40) Register means the register of members required by the act of grading currently refers to “under rule 6(13)” and proposed to change to “under rule 6(11)”. Rule 43 Secretary means the person appointed as Secretary of the Association currently refers to “under rule 18(1)(b)” to be changed to “18(4)”.

Moved: Paul Keet

Seconded: Leon Pascal

Votes For: 937

Votes Against: 0

MOTION CARRIED

Motion: Marietta Metzger proposed further amendments to be added to the proposed constitutional changes. It is proposed under Rule 6(8) of the constitution **Consideration of Membership Application**, the board must consider each application made “under Rule 6(9)”, to be changed to “under Rule 6(7)”. Rule 11(7), **Professional Standards Membership**, complaints first dismissed Rule 11(2)(e) be amended to 11(2)(f) and 11(2)(h).

Moved: Marietta Metzger

Seconded: Dyani Cobbold

Votes For: 937

Votes Against: 0

MOTION CARRIED

David Young stated his disappointment on how Strata Lot Owners will no longer be eligible for membership in the proposed amendments and how the voting structure should still include everyone. He queried why members have not been notified about the proposed changes.

The Chair advised the reason for the change was to raise the level of professionalism in the industry by introducing professional standards for members. Support and education for owners will remain a priority for the Association.

Motion: David Young proposed the changes to the membership eligibility for Strata Lot Owners be removed from the proposed constitutional changes and they be reinstated with their current voting structure.

Moved: David Young

Seconded: Ian Laird

Votes For: 42

Votes Against: 895

MOTION FAILED

Motion: David Young proposed a motion for number of votes per member in the constitution should be changed to 1.

Moved: David Young

Seconded: Marietta Metzger

Votes For: 61

Votes Against: 876

MOTION FAILED

Motion: Mark Atkinson proposed a motion to extend the length of time required to obtain Strata Management Practice Standards Certification in the proposed constitution changes from 30 June 2022 to 30 June 2026 and to delete sub-clause 6(7)(d)(ii).

Moved: Mark Atkinson

Seconded: Marietta Metzger

Votes For: 836

Votes Against: 101

MOTION CARRIED

Motion: Motion to amend the previous motion to extend the length of time required to obtain Strata Management Practice Standards Certification in the proposed constitution changes from 30 June 2026 to 30 June 2024 and for sub-clause to 6(7)(d)(ii) reinstated.

Moved: Andrew Chambers

Seconded: Kyra Murphy

Votes For: 937

Votes Against: 0

MOTION CARRIED

Dyani Cobbold raised the proposed constitutional changes for Strata Management Professional Standards do not make allowances for accredited individual members who may be employed by a company who does not want to become Certified.

Motion: The Chair proposed the meeting resolves by special resolution to approve the changes to the constitution compiled in Appendix "D".

Moved: Mark Atkinson

Seconded: Warren Kiddle

Votes For: 881

Votes Against: 43

Abstaining: 13

Mark Atkinson proposed a procedural motion to proceed on the vote on the basis of the constitution as it was until its variation, that is conversant with section 30 of the Act which provides changes to the constitution do not take effect unless and until notice is lodged with the Commissioner as defined and lodged so that.

The Chair advised the proposed procedural change will be taken on notice and voting for the proposed additional board positions will be conducted at another meeting.

6. NOMINATION FOR ELECTION OF BOARD MEMBERS

6.1 The following two Board Members retire by rotation:

- 1) Matthew Bird (elected position)
- 2) Ryan Murphy (elected position)
- 3) *Vacant* (elected position - vacated)

The following Board Members continue:

- 1) Melanie Duryea (appointed position)
- 2) Catherine Lezer (appointed position)
- 3) Leanne Wahlert, Corporate Strata Services (elected position)
- 4) Warren Kiddle, Corporate Strata Manager (elected position)
- 5) Scott Bellerby as Immediate Past President will continue until a new President is elected

Sean Macfarlane's term will end with the amendment of the terms within the constitution and will be available for election after the constitution has been lodged with the Commissioner.

The Chair confirmed that there were 3 positions open for election.

Nominations were received from the following members:

- Damien Moran, Corporate Strata Services
- Dyani Cobbold, Corporate Strata Manager
- Elizabeth Florence, Corporate Strata Manager
- Joanne Dunn, Corporate Strata Manager
- Kyra Murphy, Corporate Strata Manager
- Peter Taliangis, Corporate Strata Services
- Taryn Linfoot, Corporate Strata Manager

The Chair introduced nominees who provided background briefs of themselves.

As there were 7 nominees and only 3 positions open for election, a ballot was conducted. The ballot papers were counted by SCA WA employee, Theresa Boylan and Board Secretary, Leanne Wahlert.

As a result of the ballot, the Chair declared the following members were duly elected:

- Kyra Murphy, Corporate Strata Manager
- Elizabeth Florence, Corporate Strata Manager
- Damien Moran, Corporate Strata Services

7. SPECIAL BUSINESS

7.1 Proposed Budget for 2021/22

Motion under Notice:

That the proposed budget for 2021/22 (Appendix "C") as **provided** with the notice of meeting, be adopted as the Association's budget for the financial year ending 30/6/2022.

Moved: Marietta Metzger

Seconded: Pino Monaco

Votes For: 937

Votes Against: 0

MOTION CARRIED

7.2 Other Business

Nil

8. CLOSE OF MEETING: The Chair thanked all members for attending. There being no further business, the Chair declared the meeting closed at 5.32pm.