The Owners of Strata Scheme 8136
MAYCREST APARTMENTS,
1-3 Rupert Street,
MAYLANDS WA 6051

Minutes of the Annual General Meeting of The Owners of Strata Scheme 8136 held on the 18/03/2026 via Zoom at 05:00 PM.

RECORD OF ATTENDANCE/APOLOGIES/PROXIES AND VERIFICATION OF SAME

Lot #	Unit #	Attendance	Owner Name Representative
14	14	Yes	Lachlan R Harrison & Pagan S A Malcolm Represented by Lachlan Harrison
15	15	Yes	Frederic Massart
20	20	Yes	Christine Barrett & Alton Brown Represented by Christine Barrett
23	23	Yes	Alexander Hovy & Maureen Hovy Represented by All Strata Management Services
24	24	Yes	Elizabeth X F Su Represented by Kim Bunting
27	27	Yes	Jonathan M Gurney
30	30	Yes	Alisha J Veitch Represented by Ian Veitch

AGENT MANAGER

Kim Bunting - Strata Community Manager - All Strata Management Services

Kim Bunting confirmed that all proxy forms received had been signed in accordance with the requirements of the Strata Titles Act 1985.

1 TIME MEETING COMMENCED

Kim Bunting confirmed that in accordance with Section 130(3) the meeting could not commence at the appointed time of 05:00 PM due to there not being persons present in person or by proxy who were entitled to cast the votes attached to 50% of the lots in the scheme.

Therefore the meeting commenced 30 minutes later, being 5:50PM and proceeded to business.

2 APPOINTMENT OF MEETING CHAIRPERSON

Resolved that Kim Bunting be elected as chairperson of the general meeting.

Proxies held by the Chair and/or All Strata Management Services will vote with the majority of the meeting where specific instructions have not been received.

3 MINUTES (ANNUAL GENERAL MEETING)

Resolved that the minutes of the previous annual general meeting held on **19/03/2025** of The Owners of Strata Scheme 8136 be confirmed as an accurate record of the proceedings of that meeting.

4 FINANCIAL STATEMENTS

Resolved that pursuant to Section 127(3)(b) of the Strata Titles Act 1985 that the accounts for the period ending **31/01/2026** as included within the notice of meeting be accepted.

5 INSURANCE POLICY DETAILS

Resolved that pursuant to section 127(3)(c) of the Strata Titles Act 1985 the following insurance details were confirmed:

Policy No.POL11018078
Strata Community Insurance
Type : Residential Strata

Premium : $17,209.58 Paid on : 05/12/2025 Start : 07/12/2025 Next due : 07/12/2026

Cover	Sum Insured	Excess	Notes
Building	$9,886,800.00	$1,000.00	$2,000.00 Burst Pipes/Water Damage/Rainwater
Common Area Contents	$98,868.00	$0.00	
Terrorism	Applies	$0.00	
Loss of Rent/Temp Accommodation	$1,483,020.00	$0.00	
Flood Cover	Included	$0.00	
Floating Floors	Included	$0.00	
Liability	$20,000,000.00	$0.00	
Voluntary Workers	Included	$0.00	
Workers Compensation	Selected	$0.00	
Fidelity Guarantee	$100,000.00	$0.00	
Office Bearers Liability	$1,000,000.00	$0.00	
Catastrophe	$2,966,040.00	$0.00	
Government Audit Expenses	$25,000.00	$0.00	
Appeal Expenses	$100,000.00	$0.00	
Legal Defence Expenses	$50,000.00	$1,000.00	
Lot Owners Fixtures&Improvements	$300,000.00	$0.00	

Commission paid on this policy was **$2,788.20** and the last valuation was completed on **21/08/2024** and noted a replacement value of **$9,416,000.00.**

6 BUILDING INSURER

Resolved that pursuant to Section 97 of the Strata Titles Act 1985 the Strata Company agrees;

a. That All Strata Management Services be empowered to obtain a quote from CHU Underwriting Services prior to renewal; and
b. That All Strata Management Services be empowered to engage an Insurance Broker who will obtain quotes from strata insurers prior to renewal; and
c. That the Council be empowered to approve a quote from either the current insurer SCI, CHU Underwriting Services or from an insurer recommended by the insurance broker.
d. That the Council of Owners be authorised to raise a special levy for any shortfall between premium amount and budget allocation to be due and payable within 14 days.

7 BUILDING SUM INSURED

Resolved that pursuant to Section 97 of the Strata Titles Act 1985 the insurance policy be renewed at the building sum insured suggested by the insurer.

8 ELECTION OF THE COUNCIL OF THE STRATA COMPANY

Resolved that the Council of the Strata Company shall consist of **5** members; and

The following candidates were declared the elected Council until the next Annual General Meeting:

Lot 14 Lachlan Harrison
Lot 15 Frederic Massart
Lot 19 Pierce Oldershaw
Lot 20 Christine Barrett
Lot 27 Jonathan Gurney

and

That all members of the Council appointed are to receive the financial reports.

The meeting thanked the strata council and acknowledged their invaluable contribution to your strata company during the past 12 months.

9 ACCEPT 10 YEAR PLAN

a. Resolved that the 10 year plan prepared by Solutions In Engineering dated 01/05/2025 be accepted; and
b. That the Strata Company agrees to consider maintenance that is either outstanding or due to be completed in the financial year as noted in the 10 year plan to comply with Section 91(1)(c); and
c. That the contributions to the reserve fund be determined for the purpose of accumulating funds to meet this

expense; and

d. That the Strata Company be empowered to undertake expenditure as authorised by the approved budget in accordance with Section 102; and
e. That the Council be empowered to choose a preferred contractor/quote; and
f. That All Strata Management be instructed to obtain quotations as directed by the Council of Owners.

10 PEST CONTROL

Resolved that the Strata Company which previously approved the recommendation of termite inspection to be carried out annually as preventative maintenance and pursuant to Section 102 of the Strata Titles Act 1985, agrees that this is be carried out again for the following year.

11 GUTTER CLEANING

Resolved that the Strata Company which previously approved the recommendation of Gutter Cleaning to be carried out annually as preventative maintenance and pursuant to Section 102 of the Strata Titles Act 1985, agrees that this is be carried out again for the following year.

12 ADDITIONAL EXPENDITURE

Resolved that pursuant to Section 102 of the Strata Titles Act 1985 the Strata Company agrees for the Strata Council to review replacement of carports or carport roof:

a. That the Strata Company be empowered to undertake expenditure as authorised by the approved budget in accordance with Section 102.

NOTE: Funding for this has been included in the Sinking Fund budget

13 ADDITIONAL EXPENDITURE

Resolved that pursuant to Section 102 of the Strata Titles Act 1985 the Strata Company agrees to undertake balcony and walkway works (Red Building) as outlined in the 2027/2028 financial year; and

a. That All Things Concrete (Red Building) quote RQ180225 dated 18/02/2025 for the amount of 55,400,00 be considered;
b. That the Strata Company be empowered to undertake expenditure as authorised by the approved budget in accordance with Section 102.

NOTE: Funding will be included in the Sinking Fund budget for the 2027/2028 financial year.
NOTE: Quote will need to be checked for any price increase

14 CONSTRUCTION TRAINING LEVY

Resolved that pursuant to the Building and Construction Industry Training Fund and Levy Collection Act 1990 (the Act), The Strata Company acknowledges that the BCITF levy must be paid by every project owner (Strata Company) when an application for a building permit is made. Where a building permit is not required for works to which the levy is applied (e.g. Electrical, Plumbing, Gas or Water maintenance work, Painting works, Brick and Concrete services, Plaster Ceiling and Wall repairs, Roof and Gutter repairs etc.) that exceeds $25,000.00 the organisation (Strata Company) responsible for executing the project is required to notify the CTF of the project and its estimated value and at that time, pay the full value of the levy (being 0.2% of the total value) to the CTF prior to the commencement of construction work.

15 BUDGET

Resolved that the statement of estimated receipts and payments (budget) be amended and adopted.

SINKING FUND

Increase levies to	$24,600
Include Expenditure - Carports	$13,000

16 ADMINISTRATIVE FUND CONTRIBUTIONS

Resolved that contributions to the administrative fund are estimated in accordance with Section 100(1)(a) of the Strata Titles Act 1985 and determined in accordance with Section 100(1)(c) of the Strata Titles Act 1985 at **$70,000.00**; and

That contributions be due and payable as follows;

$566.70 per unit entitlement due in advance on the 01/04/2026; and
$599.97 per unit entitlement due in advance on the 01/07/2026, and *
$583.33 per unit entitlement due in advance on the 01/10/2026, and
$583.33 per unit entitlement due in advance on the 01/01/2027; and

*Levy Increase due to levy shortfall for levy due 01/04/2026.

New financial year
$583.33 per unit entitlement due in advance on the 01/04/2027.

and every quarter thereafter until the next Annual General Meeting.

17 RESERVE FUND CONTRIBUTIONS

Resolved that contributions to the reserve fund are estimated in accordance with Section 100(2)(a) of the Strata Titles Act 1985 and determined in accordance with Section 100(2)(c) of the Strata Titles Act 1985 at **$24,600.00**; and

That contributions be due and payable as follows;

$175.00 per unit entitlement due in advance on the 01/04/2026; and
$235.00 per unit entitlement due in advance on the 01/07/2026, and *
$205.00 per unit entitlement due in advance on the 01/10/2026, and
$205.00 per unit entitlement due in advance on the 01/01/2027; and

New financial year
$205.00 per unit entitlement due in advance on the 01/04/2027.

and every quarter thereafter until the next Annual General Meeting.

* July 2026 levy adjusted to correct shortfall in April 2026 levy

18 OTHER BUSINESS

Resolved that there being no further business that could legally be brought forward in accordance with the Strata Titles Act 1985 and the registered bylaws, an invitation was extended to those present to raise any items of business without notice.

ITEMS OF DISCUSSION

CAR PARK

The meeting agreed that the strata council will review the parking, possible installation of a gate barrier.

BIN AREA

The meeting agreed that the residents who use this area are still not putting the correct items in the correct bins and/or leaving items on the bin area floor. A skip bin is delivered to the property each month for use.

19 CLOSURE

Resolved that with no further business, Kim Bunting thanked those that attended the meeting, or submitted a proxy, and declared the meeting closed at 6:15PM.