

MINUTES OF THE EXTRAORDINARY GENERAL MEETING THE OWNERS - STRATA PLAN 62964

ADDRESS OF THE STRATA SCHEME:

Adara Apartments
Adara Apartments, 17 Malata Crescent, Success WA 6164

DATE, PLACE & TIME OF MEETING: An Extraordinary General Meeting of The Owners - Strata Plan 62964 was held on 22/07/2024 at By way of email vote. The meeting commenced at .

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
1	101	Yes	Kaur, Charanjeet
4	104	Yes	CAMPBELL, Geoffrey John
14	202	Yes	Lee, Jian
16	204	Yes	Long, Ljiljana
31	306	Yes	Radic, Nemanja
35	310	Yes	Masterson, Roch Anthony
36	311	Yes	Bowser, Trudy Helen
39	401	Yes	LIMMER, Toni
41	403	Yes	VEERKAMP, Susan Elizabeth
44	406	Yes	D'IPPOLITO, Nicoletta
51	413	Yes	NGUYEN, Huy Cuong
52	501	Yes	REWI, Alma Theresa
53	502	Yes	LEE, Sori
57	506	Yes	Mcarthur, Colin John
62	511	Yes	White River Resources Pty Ltd
64	513	Yes	TAN, Hsein Wen Daryl
65	601	Yes	SULTANA, Hayley Marie
66	602	Yes	LAMPE, Diane
68	604	Yes	SMITH, Laura Jaye
70	606	Yes	BREEN, Martina
72	608	Yes	EE, Alan John Marie
76	612	Yes	Andrea Lyn BROWN & Aidan Francis Vivian STEWART

CHAIRPERSON (acting): Serena Vivian

Minutes of the meeting:

1 Option 1- Strata Improvement Loan

Motion Under Notice

Resolved by way of an ordinary resolution that the Strata Company SP62964 enter into a Strata Improvement Loan with Macquarie Bank as outlined below:

Loan amount: \$750,000.00

Borrower: The Owners of Strata Plan 62964

Interest Rate: Currently 6.5%- this may fluctuate in line with market interest rate fluctuations

Term: 7 Years

Repayment: Principal & Interest repayments as outlined in levy schedule

For- 12

Against- 11

Motion Carried.

2 Option 2- Partial Strata Improvement Loan

Motion Under Notice

Resolved by way of an ordinary resolution that the Strata Company SP62964;

- allocate funds to the value to \$50,000 from the Reserve Fund to these defect remedial works;
- raise a special levy to the value to \$200,000 to be paid quarterly; and
- enter into a Strata Improvement Loan with Macquarie Bank as outlined below:

Loan amount: \$500,000.00

Borrower: The Owners of Strata Plan 62964

Interest Rate: Currently 6.5%- this may fluctuate in line with market interest rate fluctuations

Term: 5 Years

Repayment: Principal & Interest repayments as outlined in levy schedule

For- 7

Against- 16

Motion Lost.

3 Option 3- Special Levy

Motion Under Notice

Resolved by way of an ordinary resolution that the Strata Company SP62964 raise a special levy as outlined below:

Special levy amount: \$780,000.00

Term: 2 Years

Repayment: equal repayments as outlined in levy schedule

For- 5

Against- 18

Motion Lost.

4 Option 4- Special Levy

Motion Under Notice

Resolved by way of an ordinary resolution that the Strata Company SP62964 raise a special levy as outlined below:

Special levy amount: \$780,000.00

Term: 2 Years

Repayment: staged repayments as outlined in levy schedule

\$450,000 in year 1

\$330,000 in year 2

For- 5

Against- 18

Motion Lost.