



AGM

Our Annual General Meeting will be held at 9.30am on 8th March 2010 at Kurrawa Surf Club rooms, Broadbeach.

EXTENSION MOTION WITHDRAWN

In December 2009 Staymint the current owner of the Caretaker and Letting contractor agreements submitted an a AGM motion to the Secretary of the Carmel by the Sea Body Corporate. This motion sought a 5 year extension of the current Letting Agreement only.

We currently have two service contracts with Staymint, a Caretaker and a Letting Agreement. Both agreements presently cannot be separated without owner approval. The motion Staymint put forward sought to separate these agreements and extend just the Letting Agreement for a further five years. Expiry date of these agreements is currently 16th October 2012.

Owners almost unanimously rejected an extension motion moved by Staymint to extend both of these agreements at our last AGM. Your votes told your Body Corporate Committee very clearly your views on the granting an extension - Don't extend. The number of votes to reject an extension last year was 83 (94%) with just 5 owners voting for an extension.

Your Committee (and clearly the vast majority of owners) believes that our current 15 year old outdated contracts need to be rewritten and then put out to tender to achieve the best outcome for Carmel owners, in particular rental owners who provide Staymint with substantial income. A simple extension is not in the best interests of owners and is considered unacceptable.

We believe that the splitting of the management roles into two separate and un-coordinated caretaker and letting agreements as was proposed by Staymint would be costly and unworkable.

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NEXT OWNERS FUNCTION

To be held at 5.00 pm on Sunday 7th March 2010 at the BBQ area. All welcome.

PTO

Progress Report

- Irrigation System working with adequate ground water available
- New concrete path to George Ave, provides level access to BBQ and pools via new gate
- New adjoining staff relaxation area established
- Bridges in ponds area have had the surfaces recoated
- New steamer for Steam Room
- Owners Workshop Room nearing completion
- Carmel by the Sea logo has now been trademarked
- Residents, Wayne and David are doing remedial work around the neglected garden for handover to the new gardeners

EXTENSION MOTION WITHDRAWN *CONTINUED*

Splitting of tasks would more than likely increase costs for owners and create a blame game - "that has nothing to do with me, it is a letting issue" or "that problem is not mine it is the caretaker's responsibility". This was also the view of the Management Options Panel established after the last AGM to seek owner feedback, particularly rental owner feedback.

Your Committee discussed this AGM Motion with Staymint at our late January Committee meeting and as a consequence Staymint has decided to **withdraw** the extension motion. At this meeting your Committee advised Staymint that we believe that the granting of a letting contractor extension potentially disadvantages all owners and in particular rental owners.

At this meeting we agreed that to prepare for the tender process for caretaking and letting services in late 2011 (and / or for discussions with Staymint earlier) your Committee needs to put forward an AGM motion that authorises the Committee to develop and draft new caretaking and letting contractor documentation and contracts. The plan is to present these to owners at or before the March 2011 AGM. We ask all owners to support this motion by voting "YES".

During the last twelve months we have seen a noticeable improvement in on-site management performance for which we are very pleased and appreciative. This happened after owners **rejected** the extension motion at the last AGM. After the AGM your Committee had visits from Staymint Directors and performance then improved after Greg Elix transferred to Carmel. This reaction demonstrates once again what we said before the last AGM and what we all know to be true and that is: "when you think you cannot be dismissed for a poor job humans tend to underperform."

For more information on this issue you can visit our website (go to the Current Issues section within the Owners Area) or email your Committee - our email address is: carmelbodycorporate@gmail.com We welcome your feedback.

Security Swipe

REMINDER - If your security swipe was not registered by 31st January it will no longer work . To reactivate see reception



OUR WEBSITE

If you have not visited our website lately we encourage you to do so. Over the last twelve months the site has had 2227 visits with 10,853 pages opened and 42,532 files opened. There is a significant increase in visits before holiday periods which suggests we are attracting holiday letting interest not just owners. The site redirects rental traffic to Staymint's site.

We have a Owner's Area that requires a password. If you don't have a password email us for one. The site address is: carmelbythesea.net.au

New Body Corporate Manager

At the March AGM owners will be asked to confirm the appointment of Peak Body Corporate Management Pty. Ltd. as our new body corporate administration company. This company will be responsible for the provision of secretarial services, accounting services including the issue of levy and electricity statements and the maintenance of body corporate records. The owner of Peak, Gavin Fredric, is know to us as he worked for our current administrator before the ownership of this company changed. This change, if approved by owners, will become effective the from 1st April 2010.