



## AGM UPDATE EDITION

For those owners who could not attend the Annual General Meeting, held on the 8th March 2010, we have prepared this edition of Carmel Courier. This newsletter is not intended to replace the formal minutes of this meeting but to update owners on the meeting motions passed and subsequent events. We also include other useful information for owners.

### AGM MOTIONS

Most motions presented to the meeting were passed. Exceptions discussed below.

One exception was Motion 5 that required that the annual accounts **not** be audited, this motion did not pass. Motion 6 requiring the accounts **be** audited was agreed to by owners. *Our accounts have always been audited as they should.*

Another exception was Motion 13 that asked owners to approve a refurbishment of part of the common area on level 18. This motion received a NO vote.

Motion 9 was passed by a significant majority —see separate article below.

### LEVY NOTICES

At the March AGM owners voted YES to the appointment of Peak Body Corporate Management Pty. Ltd. as our new body corporate administration company. This company is now responsible for the provision of secretarial services and accounting services including the issue of levy and electricity statements from 1st April 2010. As a consequence of this change the issue of the June quarter levy notice was delayed.

Owners who pay this levy within 30 days from issue date will receive the 20% discount.

### Committee Letter to Staymint

As a follow up to our January committee meeting and the AGM your body corporate Chairman (Gay Stevens) wrote a letter to Staymint. A copy of this letter is in the Documents section within the Owners Area. *Gay's letter was written and sent before receipt of the letter from Staymint, dated 12th March, that was received on 15th March.*

**New Committee Member** – Dr. Barry Kave joined our committee at the AGM. Barry is a rental owner. **Welcome**

### MOTION 9

The Committee thanks owners for their resounding support of Motion 9 that authorised the Committee to work towards the establishment of an appropriate structure and agreements (both letting and caretaker) to take effect after expiry of the current agreements with Staymint. As stated many times our existing agreements are totally inadequate and do not deliver the owner benefits that we expect. **They also allow for the almost uncontrolled ability to sell these agreements to another party such as Breakfree or other similar operators.**

At our next meeting in May we will discuss a plan to move forward on this important issue.

**STOP PRESS**

*Your Committee received an extraordinary letter from Staymint dated 12 March. Upon receipt we wrote to Staymint advising that we will discuss this letter at our next committee meeting in May. During preparation of this edition of Carmel Courier we became aware that this letter has been circulated to all owners. We have no problem with circulation—that is Staymint's right. We are however surprised that a contractor would take this course of action without first advising the committee*

*particularly when we were attempting to address their expressed concerns about taking forward bookings 31 months out and before we had responded to their letter. When we do respond, after our May meeting, we will be rejecting most of the content of their letter. On a positive note owners can now judge for themselves the nature of the Staymint head office tactics. We exclude local management from any critical comment, Greg and his caretaker team are doing a fine job, a big improvement on the past. This was documented in the minutes of our meeting of 28th January 2010.*

**PTO**

# Carmel Courier

## Garden Report

Wayne Robinson (committee member) and David Stevens (owner) recently laid new turf in the front of the building. Their timing was perfect, as soon as the turf was on the ground it started raining and has rarely stopped since. Wayne reports that the new gardeners are doing a good job.

Owners would have noticed that many of the plants in the front garden beds have been removed. They were past their best and due for replacement.

## New Owners Kit

For some time now the

Committee have been working on a new owners welcome kit to help new owners settle into the Carmel by the Sea community. After all we were all new owners at one time and would have appreciated some assistance.

This kit is now complete and has been posted into the Documents section within the Owners Area of our website. Our intention is to post this kit to new owners within a few weeks of notification of the purchase of an apartment in Carmel by the Sea.

We are pleased with this first attempt but expect that the document will improve over time.

**There is information in this kit that will also benefit owners of many years – have a look and give us your feedback.**

## GARAGE CLEAN

Greg suggested we undertake a thorough clean of the car park garage. This will be undertaken in the next few weeks at the expense of the Body Corporate. Thanks Greg for organising this.

## INTERCOM HANDSETS

Intercom handsets in the building are getting older and some have failed. We have found that the handset can be made good by a simple clean of the contact points. There is a guide as to how to do this within the Owners Area of our web site in the Documents section. If this does not solve the problem a replacement may be needed. These replacements have been quoted at more than \$900. Thanks to the research skills of an owner an alternative supplier has been sourced saving hundreds of dollars. This information has been passed on to Greg Elix.

Do not hesitate to email the Committee if you need further assistance in regard to intercom units.

## Management Options Panel—MOP

For the benefit of new owners this panel was formed after the November 2008 AGM (16 months ago). At this AGM Staymint put forward a motion to simply extend the existing agreements that we have with them. Owners almost unanimously (94%) rejected this extension motion.

The panel was established to seek the views of all owners and in particular rental owners on the provision of caretaker and on-site letting. *This panel was never a sub-committee hence the name "panel". Our Secretary has corrected Staymint in this regard on at least two occasions.*

This panel made several recommendations to your committee, in summary they are:

- Existing agreements are inadequate and should not be simply extended, they need to be rewritten.
- The agreements should be put out to tender well prior to expiry to achieve the best outcome for all owners
- Professional advice would be needed in this regard—hence the AGM Motion 9
- The agreements should not be split— the panel believed it would be unworkable to have one contractor undertake caretaking and another operating an on-site letting business. *This conclusion was reached by MOP before the panel was aware of Staymint's motion to split the contracts and extend one only, the Letting Agreement. This motion was withdrawn at the last minute by Staymint.*
- These recommendations were accepted by your Committee at our January 2010 meeting.