



OWNERS CORPORATION NETWORK (ACT)
ANNUAL GENERAL MEETING – 19 June 2015

1. **VENUE:** Brassey Hotel, Barton
2. **AGENDA:** As circulated.
3. **ATTENDANCE:** 47 members and visitors attended; there being a quorum present, the meeting opened at 4.30pm with the President, Gary Petherbridge, in the chair.
4. **APOLOGIES AND PROXIES:** Apologies were received from Andrew Steele, Patrick Corr, Warwick Budd, Robert and Joanna Ellison, Martin Klein, Ann Campbell, Yvon-Pierre Patron and Joanna Jaireth.
5. **ACCEPTANCE OF MINUTES:** Minutes of the 2014 Annual General Meeting were confirmed, and the Auditor's Report accepted (moved: Liz Coghlan; seconded: John Sanderson).
6. **BUSINESS ARISING FROM THE MINUTES**

Laurie Stroud raised two issues referred to at the previous AGM. He was invited to put these as motions later in the meeting (moved: Mike Burgess; seconded: Laurie Stroud).
7. **ACCEPTANCE OF FINANCIAL STATEMENTS:** Financial reports for the year 2014 were presented, showing a balance as at 31.12.2014 of \$4907.48; it has no other assets or liabilities. The meeting accepted the financial reports (moved: Libby Amiel; seconded: Alan Christie).
8. **PRESIDENT'S REPORT:** Gary Petherbridge outlined OCN(ACT)'s activities during 2014/5:
 - OCN (ACT) remains strong on membership, financial standing and relevance.
 - Our website web.ocnact.org.au remains our primary resource for contributing to our members and the community.

- Our (third) annual newsletter, published just prior to the AGM, complements our website.
- We continue to work with Government on legislation requirements and building quality improvements in the strata (apartments and townhouses) sector.
- We have extended offers of support to the older sector of the community via discussions with COTA. We have suggested to them that the strata sector provides a valuable alternative to the retirement village for those downsizing. In strata, owners retain full title to their property, while for retirement villages units from 25 to 38% of a future sale value is usually passed to a management company.
- Our EC members continue to answer calls for assistance from OCs and individual members.
- As Government organisations have changed in structure - now Economic Development (Access Canberra), Environment and Sustainability (ACTPLA and Chief Architect) and Justice and Community Safety (ORS) - we have met with new executives and Ministers and covered many issues.
- With the Strata Community of Australia (SCA maturing as a national peak body and initiating activity to improving OC management capability, we continue to work with them, including participating in their inaugural Awards Event as invited judge.

9. ELECTION OF COMMITTEE

All positions were declared vacant. The Chairman noted that members prepared to continue in their previous capacities on committee were Gary Petherbridge as President, Libby Amiel as Treasurer, Cheryl Johnson as Secretary and Liz Coghlan, Vern Gallagher and Peter Herbert as committee members. Liz Blakey also nominated for the committee. The new committee for 2015/6, comprising the above seven people, was elected unopposed (moved: Heather Nash; seconded: Alan Christie).

The outgoing Vice President, Leon Webcke, is stepping down this year. Chairman Gary Petherbridge thanked Leon for his hard work and the relevance of his contribution to OCN from its inception, and hoped to continue to draw on his experience.

He also proposed votes of thanks to the honorary Auditor, Jane Gordon, and the Webmaster, Anton Cook (all votes were carried by the meeting with acclamation).

10. OTHER BUSINESS

The following motions were put to the meeting (see **6.Business Arising** above):

- i. That a Sub Committee of the OCN(ACT) Executive be established to prepare a balanced paper setting out the pros and cons of implementing a regulation as foreshadowed in S.100 (3) of the Unit Titles Act to allow payment by owners of any excess payable under the insurance policy taken out by the owners corporation (moved: Laurie Stroud; seconded: Mike Burgess).
- ii. That the Committee review the voting requirements of the legislation with a view to identifying any sections where it is considered that the requirement for a unanimous or unopposed decision is too onerous and serves to thwart the legitimate wishes of the majority of owners (moved: Laurie Stroud; seconded: Mike Burgess).
- iii. That the minutes of each annual general meeting be circulated within 60 days of holding such meeting.

These motions were passed by the meeting. The Sub Committee proposed by Motion (i) above will comprise Peter Campbell, Alan Christie, Laurie Stroud and Mike Burgess, with additional members from the EC.

Mike proposed a vote of thanks to the Executive Committee, which was passed with acclamation.

11. CLOSE

The Chairman thanked members present for their support, and adjourned the meeting at 5.25 pm, prior to the advertised Forum, led by Ross Taylor on building defects and maintenance; and Susan Proctor on current plans for legislative reform to meet the changing patterns of mixed use in strata developments.

Cheryl Johnson

Hon Secretary, August 2015