

THE OWNERS OF LOTS IN THE STRATA PLAN NO: 84451

ADDRESS: 'Watermark' 'Watermark', 1-9 Beach St, THE ENTRANCE NSW 2261

**MINUTES OF A GENERAL MEETING
OF THE OWNERS - STRATA PLAN NO: 84451**

A General Meeting of The Owners of Strata Plan No **84451** was held on **Saturday, 31 January 2026** The **Entrance Leagues Club**. The meeting commenced at **09:00 AM**.

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
1	1	Yes	JP & SM Cox
2	2	Yes	DF & MM Flood
5	5	Yes	MB & KM Coleman
6	6	Yes	WR & JS Winslade
7	7	Yes	RV Mockbil
9	9	Yes	PM & CT Williams
10	10	Yes	CJ Astridge
11	11	Yes	RA Elsley
14	14	Yes	MJ Ryan
15	15	Yes	J & JL McKean
16	16	Yes	P Cario proxy Ross Elsley
18	18	Yes	JE & LE Ballantyne proxy Susan Howes
19	19	Yes	D McAuley
20	20	Yes	GN & N Ward
21	21	Yes	F & A Fusca teleconference
23	23	Yes	SR Speight proxy John Cox
24	24	Yes	S & PV Goldstein
25	25	Yes	R Bhattacharya & EA Graham
26	26	Yes	WJ Britten
29	29	Yes	Mr Robins & Ms Gough ATF, David Robins
30	30	Yes	JW & KM Jackson
31	31	Yes	ME Fitzgerald proxy Peter Fitzgerald
34	34	Yes	GS & SW Howes
37	37	Yes	L Brennan teleconference
39	39	Yes	CC & JW Boniface

CHAIRPERSON (acting): Tahlia Tuxford

QUORUM: The chair declared the presence of a quorum

Minutes of the meeting:

1 MINUTES

Resolved that the Owners Corporation determine the minutes of the last General Meeting of the Owners Corporation as a true record of the proceedings of that meeting.

- 2 ACCEPT QUOTATION - ALL PASSIVE FIRE**
Resolved that the Owners Corporation determine to accept the attached quotation received from All Passive Fire in the amount of \$235,070.00.
- 3 ACCEPT QUOTATION - ZC PLUMBING**
Resolved that the Owners Corporation determine to accept the attached quotation received from ZC Plumbing in the amount of \$45,353.30, contingent on a hydraulic engineer confirming the scope if deemed necessary.
- 4 ACCEPT QUOTATION - TURNER AND CO PLUMBING**
Resolved that the Owners Corporation determine **not** to accept the attached quotation received from Turner & Co Plumbing in the amount of \$54,996.00.
- 5 ACCEPT QUOTATION - AMPS PLUMBING**
Resolved that the Owners Corporation determine **not** to accept the attached quotation received from AMPS Plumbing in the amount of \$60,766.00.
- 6 ACCEPT QUOTATION - DEMPSEY PLUMBING**
Resolved that the Owners Corporation determine **not** to accept the attached quotation received from Dempsey Plumbing in the amount of \$63,682.00.
- 7 SPECIAL LEVY**
Resolved that a Special levy be raised in the amount of \$350,000.00 to fund Fire Safety and Hot Water Heater replacement works as per the attached All Passive Fire and C Plumbing quotations. This levy will be paid into the Capital Works Fund by the owners as per unit entitlement and will be due 23rd March 2026.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 09:38 AM.