

Zanoli Roofing

From: Adelaide Strata and Community Management <noreply@ascm.com.au>
Sent: Wednesday, 15 December 2021 3:35 PM
To: gzanoli@bigpond.net.au
Subject: Corporation Plan No 24579 Meeting - Annual General Meeting Important information



17/1/22 .
In mt gambier .

STRATAVOTE

emailed
Back

17/12/21
1:50

Dear Zanoli Bare Pty Ltd,

The **Annual General Meeting for the Corporation for 43-45 DOUGLAS DRIVE Plan No 24579** has been scheduled as follows:-

Date: **17 Jan 2022**
Time: **10:30 AM**
Pre-Voting available until: **17 January 2022 9:30 AM**

If you are attending the meeting, you are required to advise the Community Manager at least 2 DAYS prior to the date of the meeting.

If you would like to download a copy of the meeting notice please click [here](#) to download.

You are now invited to select and submit your votes online via the following secure link below. Voting Online is an alternative option to submitting a proxy form or attending the meeting – if you provide an online vote, you do not need to attend the meeting or provide a signed proxy form to our office.

Please click [here](#) to vote

This link will provide easy access to –

1. Meeting Welcome Notice.
2. Electronic Voting Paper.

3. Explanatory Information in relation to each Motion and related documentation.
4. Online Voting Help Guide.

Please ensure that you have completed and submitted your votes whilst pre-voting is available.

Regards,

ASCM Administration

ADELAIDE STRATA & COMMUNITY MANAGEMENT

t. (08) 8490 1300

e. admin@ascm.com.au

a. 1/102 Greenhill Road, Unley SA 5061

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18 November 2021

Manager: Adrian Roach (& Julie Little)
t. 08 8490 1317
e. jlittle@ascm.com.au

Zanoli Bare Pty Ltd
P.O. Box 889
Virginia SA 5120

Dear Owner

**ANNUAL GENERAL MEETING OF CORPORATION 24579 INC
43-45 Douglas Drive Mawson Lakes SA 5095**

Adelaide Strata and Community Management is being mindful of the changing COVID-19 circumstances, and the potential that restrictions on group gatherings may vary prior to the date of your meeting.

Your manager (Adrian Roach (& Julie Little)) will confirm with the Presiding Officer closer to the meeting for scheduling your AGM with the usual venue as an in-person meeting, subject to capacity available due to COVID-19 for our office meeting rooms, and for the meeting to include Teleconference options with the Agenda.

Attendance to any in-person meeting MUST be advised to the Manager prior to the meeting day to ascertain attendance numbers, and compliance to social distancing and room capacities.

As the COVID-19 situation evolves, your Manager may be required to stop any in-person meetings subject to changes that may arise.

We thank you for your understanding.

The meeting notice will be sent to you approximately 3 weeks before the meeting.

Meeting Fee Increase: ASCM has undertaken a review of meeting fees and from 01/07/2020 an increase has been applied for all meetings to \$253 (inc GST). We have elected to offer a discount of \$88 (inc GST) for all meetings scheduled to start between 9am and 4pm (during business hours).

Agenda Items; It is a requirement of current legislation that any item requiring a Unanimous or Special Resolution, or an approval for Prescribed Works must be detailed (the text for the proposed resolution) on the agenda.

Any proposed request or changes for the following items must be forward ASAP to your Manager, so that it can be considered in the agenda:

1. the Articles/By-Laws or Policies, Articles/By-Law Breaches & Penalties:
(Community Form 11 or Strata Schedule 1 Penalty Notice(s) To Owners)
2. any proposed works that will change the appearance of your unit/lot
3. any works required to the common property

These submissions MUST be received within 21 days of this letter for inclusion on the AGM Agenda.

At this time, we are also inviting all Owners to provide feedback to our office regarding ASCM services and offer the following suggestions, should you wish to participate.

1. Any maintenance issues you are aware of that we could attend to before the AGM?
 - a. Please contact your Manager for the above
2. How are things going generally?
3. Any feedback on ASCM service, or a service you would like us to provide
4. Feedback regarding the service provided by Adrian Roach (& Julie Little)

Should you have any concerns or queries, please contact either your Body Corporate Manager, or myself if wishing to provide feedback in confidence.

Yours sincerely

Adrian Roach
State Manager

TAX INVOICE

FROM: ZANOLI BARE PTY LTD ABN 24 162 856 939

TO: BERMAD AUSTRALIA PTY LTD
PROPERTY: Unit 1, 43 Douglas drive MAWSON LAKES S.A. 5095

FOR: **OUTGOINGS**

DATE: **1/7/20 to 30/6/21**

AMOUNT:

| | | |
|--|--------------|-------------------------|
| 1. Community corporation contribution for | | |
| 1/07/2020-30/09/20 \$ 46.29 | | |
| 1/10/2020-31/12/20 \$ 46.29 | | |
| 1/01/2021-31/03/21 \$ 47.31 | | |
| 1/04/2021-30/06/21 \$ 46.29 | | |
| | TOTAL | <u>\$186.18</u> |
| 2. Building insurance \$1230 annum 1/07/2020-30/6/2021 | | |
| 365/365 days | TOTAL | <u>\$614.35</u> |
| 3. Council rates for 1/7/2020-31/6/2021 \$257.55 quarter | | |
| 365/365 days | TOTAL | <u>\$1030.20</u> |
| 4. E Fire & safety (fire equipment check) | | |
| \$22.00 per every 6 months | TOTAL | <u>\$44.00</u> |
| 5. Emergency levy | TOTAL | <u>\$250.15</u> |
| 6. Water 1/07/2020-30/6/2021 | | |
| July- Sept | | \$144.51 |
| Oct - Dec | | \$148.58 |
| JAN - MAR | | \$145.08 |
| APR - JUN | | \$148.17 |
| | TOTAL | <u>\$586.34</u> |
| TOTAL | | <u>\$2711.22</u> |

Bank SA account: ZANOLI SUPER PTY LTD ACN 162 754 896
BSB: 105 192
Account: 033 340 940

ZANOLI SUPER PTY LTD ACN 162 754 896
ZANOLI BARE PTY LTD
ABN 24 162 856 939

BSB 105 192
ACCOUNT 033 340 940

Christine@bermad.com.au .

TAX INVOICE / STATEMENT

update .

FROM: ZANOLI BARE PTY LTD ABN 24 162 856 939

TO: BERMAD AUSTRALIA PTY LTD

PROPERTY: Unit 1, 43 Douglas drive MAWSON LAKES S.A. 5095

FOR: RENT DUE: July, August, September, October, November and December 2021
January, February, March, April, May and June 2022.

new rate

DATE: 1ST July 2021

AMOUNT: Rent of \$1250.00 per month NO GST
(no changes to rent)

PLEASE ARRANGE FOR AUTOMATIC MONTHLY BANK TRANSFERS TO:

Bank SA account: ZANOLI SUPER PTY LTD ACN 162 754 896
BSB: 105 192
Account: 033 340 940

COULD YOU PLEASE STAY 2 MONTHS IN ADVANCE AT ALL TIMES

TELEPHONE: 04 000 88 182 | FACSIMILE: 8359 8626 | EMAIL: gzanoli@bigpond.net.au

ADDRESS: P.O. BOX 889 | VIRGINIA S.A. 5120

E - M A I L
Date By

25/8/21

ZANOLI SUPER PTY LTD ACN 162 754 896
ZANOLI BARE PTY LTD
ABN 24 162 856 939

BSB 105 192
ACCOUNT 033 340 940

BERMAD AUSTRALIA PTY LTD
Unit 1/43 Douglas drive
Mawson Lakes S.A. 5095

ATTENTION: BOB STEVENS
CHRISTINE MASLEY

We are currently in the process of a new lease agreement, Chris Overton is organizing it at the moment. We still will not be charging GST but unfortunately we will put up the rent from of \$1250.00 per month to \$1300 per month starting on the 1st September 2021.

I am hoping that you are still happy with the outgoing bills to be calculated yearly not quarterly.

If you have any problems please don't hesitate in contacting us.

Thankyou

George and Julie Zanoli

TELEPHONE: 04 000 88 182 | FACSIMILE: 8359 8626 | EMAIL: gzanoli@bigpond.net.au
ADDRESS: P.O. BOX 889 | VIRGINIA S.A. 5120

ZANOLI SUPER PTY LTD ACN 162 754 896

ZANOLI BARE PTY LTD
ABN 24 162 856 939

BSB 105 192
ACCOUNT 033 340 940

TAX INVOICE/STATMENT

FROM: ZANOLI BARE PTY LTD ABN 24 162 856 939

TO: **BERMAD PTY LTD**

PROPERTY: Unit 1, 43 Douglas drive MAWSON LAKES S.A. 5095

FOR: RENT DUE: September, October, November and December 2021
January, February, March, April, May and June 2022.

DATE: 1 SEPT 2021

AMOUNT: Rent of \$1300.00 per month NO GST

PLEASE ARANGE FOR AUTOMATIC MONTHLY BANK TRANSFERS TO:

Bank SA account: ZANOLI SUPER PTY LTD ACN 162 754 896

BSB: 105 192

Account: 033 340 940

COULD YOU PLEASE STAY 2 MONTHS IN ADVANCE AT ALL TIMES

TELEPHONE: 04 000 88 182 | FACSIMILE: 8359 8626 | EMAIL: gzanoli@bigpond.net.au

ADDRESS: P.O BOX 889 | VIRGINIA S.A. 5120