

Mister Clutter Buster Superannuation Fund

AGM Minutes 8th January 2019

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Annual General Meeting for “Mister Clutter Buster
Superannuation Fund”

Date: Tuesday 8th January 2019

Attendees: Sean Rooney

Venue: Factory 11/291 Wickham Road Moorabbin
3189

Agenda:

1: Review Rent

2: Factory Report

3: ACE corporate Body “AGM” update

4: Update Factory improvement plan. (Adding value
to investment)

5: Continue “Business Charter” expansion.

Investment strategy to be checked by 3rd party
(Colonial First State)

Signed by me on 8th of January 2019 (Director & Secretary)

Signed: *Sean Rooney*

Print name: *SEAN ROONEY*

📌 Annual General Meeting Minutes for “Mister Clutter Buster Superannuation Fund”

Minutes:

📌 1: RENT:

- Following last year’s independent rent review, it was agreed to increase the monthly Rent of the factory by 5 % to \$1,680.00 per calendar month as of 1st of July 2019
- The Auto bank deduction for Rent each month has insured all monthly rent payments are on-time.

📌 2: FACTORY REPORT:

- The factory complex is in excellent condition, both inside & outside (Common Ground) with the exception of the painting schedule, which is due next Calendar year.
- The premises had its annual Fire inspection, passing with all requirements in place. It was noted that the Battery Units for the back-up lighting in the event of a power failure, passed their 2-hour minimum test, but are likely to need replacing in the coming year, as they approach end off user life.
- Currently investigating “Rotating Air vent extraction” for the extreme temperature weather days over the coming summer.

✚ **3: ACE corporate Body AGM: (Feedback)**

- No movement from ACE corporate body on the key pad security code & automatic gate system at the entrance of the complex.
- An adjoining tenant who was dropping 40 foot containers on common ground, in breach of Corporate Body Rules, and obstructing our car parking bays & roller doors, is moving out.

✚ **4: Factory Improvement Plan: (Adding Value to investment)**

- Painting of the factory floor, walls, Lunch room & toilet is programed for January / February next calendar year.
- Currently looking at the viability of changing the property to "LED" lighting.

5: Business Charter:

- Investment strategy for Superannuation portfolio has been updated by 3rd party (Colonial First State) Holding medium risk position
- Business structure & location is unchanged.
- Volumes & revenues have demonstrated continuous strong growth for the 3rd consecutive year.
- Business volumes has changed the priorities / business mix
- The business objectives / priorities have moved from:
 - 1: Pet enclosures
 - 2: School maintenance
 - 3: Residential maintenance

To:

 - 1: **School maintenance & projects**
 - 2: **Residential maintenance**
 - 3: **Pet enclosures**
- As a result of the Pet Enclosures dropping in volume, the 'Stock on Hand" will be reduced moving forward.
- Colonial First State Suspended "Account Fee's" as per the current review into the perceived value of their services is carried out.

Signed by me on 8th of January 2019 (Director & Secretary)

Signed:*Sean Rooney*.....

Print name: *SEAN ROONEY*.....

