



Newsletter for Property Owners

April 2019

Welcome to our Newsletter.

AGM and Voting Papers

To comply with Legislation, the Body Corporate holds an Annual General Meeting (AGM) in March each year and voting papers are distributed to all registered owners of the units within the Scheme. The principal outcomes from the AGM and the voting papers include publishing the income and expenditure compared to budget in the previous 12 months; to publish the budget for the coming year; to set the Body Corporate Levies for the coming year and to seek approval from owners for various statutory and financial matters in the coming year.

This year we received completed voting papers from only 10% of the owners and want to encourage all owners to exercise their rights by returning their completed voting papers every year. Every owner is invited, though not required to attend the AGM, though every owner should have their say by returning their voting papers as a minimum.

If you did not receive your papers this year, please let us know and we will investigate to ensure that is not repeated in future.

More Work Around Bell's Square

The Body Corporate has approved its next priorities for the upkeep of the buildings. A full replacement of the hot water boilers has been approved and the new system has been ordered.

Installation will commence in the next few weeks and it is expected to take about three days to complete the works. The transition from old to new will be staged and supply of hot water will only be impacted during the normal work day hours. We will communicate with residents each day during the installation to advise when service will be interrupted and when it has been restored at the end of the day.

Fire Alarms

From time to time the fire alarms at Bell's Square sound and it is concerning to us that so many people choose to ignore the alarm except to stand on their balcony to try to see what's happening.

While some alarms - including the monthly system checks - do not pose immediate danger to residents we had a fire in August 2015 in which a Bell's Square unit was destroyed.

When the Fire Alarm sounds, act immediately to ensure your safety. Never ignore it or assume it is a false alarm.

Everyone must evacuate the building by way of the safest and closest exit and/or stairway to a place on the street that is safe.

Never re-enter the building until told you are safe to do so by management or the Fire Service

Best wishes
Ray and Mary Ninnes
Resident Managers

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