



Owners Corporation No.1 PS 435322B
C/- Ace Body Corporate Consulting

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20 January 2020

Edward Alexander
6 Island Point Avenue
WATERWAYS VIC 3195

Stephen Bardsley
10 Island Point Avenue
WATERWAYS VIC 3195

Dear Mr Alexander and Mr Bardsley

OWNERS CORPORATION COMMITTEE MATTERS
WATERWAYS OWNERS CORPORATION PLAN NO PS435322b

Thank you for your letter dated 20 December 2019 and the accompanying letter from KCL Law.

This matter was considered by the Committee at their first available opportunity following the Christmas and holiday break. The Committee met to discuss the issues raised in your letter and the letter from KCL Law.

Although none of the Committee members are experts in owners corporation law, the Committee is committed to complying with the requirements of the *Owners Corporations Act 2006* and the associated regulations. The Committee takes advice on owners corporation regulatory matters from the Owners Corporation manager, as well as obtaining external legal advice when it is deemed necessary.

The Committee has always acted in good faith in relation to the decisions it has made in respect of the Waterways community and will continue to do so. All decisions are made taking into account the benefits for and impact on the whole community.

The differing views regarding the funding of the recent community event expressed in the legal advice you obtained from KCL Law and the legal advice from Clements & Co obtained by the Committee highlights the difficulties faced by many Owners Corporation committees in administering parts of the Owners Corporation law. Nevertheless, in the interests of seeking to resolve this issue, the Committee has decided that it will not authorise any further funding of Waterways community events from Owners Corporation funds without first obtaining a special resolution approving such funding. A motion to seek such a special resolution by way of ballot will be included on the agenda for the forthcoming Annual General Meeting.

As stated in our correspondence with you last year, the members of the Committee are all volunteers, who have joined the Committee because they care about the Waterways community and wish to see it maintain its status as a great place to live. We are committed to carrying out that task to the best of our ability.

Please contact the Secretary if you have any queries in respect of the above.

On Behalf of the Waterways Owners Corporation

Julie McLean
Secretary