



GREYFRIARS PTY LTD  
(ACN - 007 272 931)

## GREYFRIARS NEWS DECEMBER 2023

### ANNUAL GENERAL MEETING

The Greyfriars AGM was held on August 14<sup>th</sup> 2023. Our Greyfriars' directors are Elizabeth Reale, Alana Lucas and Paul Vadasz. Paul was elected as Chair.

Patrick Mader, resigned as a Director during the year. Patrick was a valued member of the Greyfriars' Board who contributed a lot of his personal time towards ensuring that Greyfriars operated like a well oiled machine. The Directors would like to acknowledge Patrick's invaluable contribution to the Board.

**Board Members:** The Greyfriars' Constitution allows for 8 directors. The current Directors ask that shareholders consider joining or re-joining the Board. There are currently three Directors on the Board and any additional Board members will diversify Board skills and help with sharing the workload. Shareholders are also asked to consider, if they are not able to commit to joining the Board, how they are able to assist with various projects. All skills would be useful and in particular, skills in project management, admin, governance, IT and websites, policy and communications.

Anyone interested should talk to one of the Directors or directly notify Jess Blair at StrataOCM. Jess can be contacted via email at [jess.blair@strataocm.com.au](mailto:jess.blair@strataocm.com.au)

### WINDOW PROJECT

We're moving forward with the repair/replacement of the windows and have decided to undertake the work in stages. We're commencing with the west side windows as they are the ones in most need of attention and will progressively work our way across the others. We are currently firming up costs and we will notify residents once details are confirmed.

### STRATA TITLE CONVERSION

We are moving forward. A building surveyor was engaged to undertake an assessment of our buildings and (a) identify the work required for Greyfriars to convert from a Company to Strata title, and (b) identify what exemptions we may be able to get from Council. The Board has received the report and the next stage is to scope out the work and prepare a feasibility study. The feasibility study will be shared with shareholders when complete during the first half of 2024.

### OH&S REVIEW

Have you noticed a bit of maintenance work going on on site? A big thank you to Marcia who took charge and helped identify all the work that was required to make Greyfriars safer, starting with the installation of lighting around the property.

### BACK FENCE REPLACEMENT

We have engaged a fencer to replace the back fence. The work should commence shortly and will be finished by the end of the year. Your patience during this process is appreciated.



GREYFRIARS PTY LTD  
(ACN - 007 272 931)

## **BIN STORAGE**

Two new bin areas have been created near the front of the property. One area is on the eastern boundary fence line and the other on the western side near the furthest driveway entrance. Each area accommodates 5-6 bins, allowing for the redistribution of bins around the property and improved access for all residents. The two new bin areas have been selected with care to minimise negative impacts on residents.

## **CAR PARKING BAYS**

The car parking bays are in need of some attention so we've arranged for repair work to be undertaken. It may be necessary for cars to be moved temporarily from the area during the works. Users of the car parking bays will be notified in advance of the work commencing.

## **FURRY FRIENDS**

It has been noted that new pets have joined our Greyfriars community. Greyfriars Rules require that pets are to be formally recognised via a pet application form. Pet application forms can be found on our website at [greyfriars-pet-policy-greyfriarsptyltd-final-14042020\\_2](#)

## **WHATSUP-WHATSAPP**

We have a new whatsapp group called 'Greyfriars Community'. It's a great way to share information and notify residents about what's going on at Greyfriars. If you haven't yet joined the chat group and would like to, please notify one of the Directors (Elizabeth Reale, Alana Lucas, Paul Vadasz) or email Rosie at [boardadmin@grefriars.com.au](mailto:boardadmin@grefriars.com.au)

## **BIKE SPOT ALLOCATION**

Please remember if you have a bike you wish to keep in the bike storage area, an application is required, as there are only a certain number of spots available. Bikes will be removed if approval has not been arranged.

## **END OF YEAR CELEBRATIONS**

Come along to the end of 2023 celebrations to be held on Sunday 10th December and catch up with your fellow residents. Remember to BYO drinks, a glass and a plate of food to share. We'll be in the top garden from 3pm. Look forward to seeing you there.