



# PREMIER STRATA MANAGEMENT PTY LIMITED

A.B.N. 60 056 277 215

6/175 Briens Road, Northmead 2152 - PO Box 3030, Parramatta 2124  
Phone (02) 9630 7500 Fax (02) 9630 1915 E-mail: strata@tpg.com.au

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**PLEASE TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF OWNERS OF COMMUNITY ASSOCIATION DP 270051 WILL BE HELD IN THE CAPTAINS CLUB, PHILLIPS LANDING 247 BURWOOD ROAD CONCORD ON MONDAY 24 NOVEMBER 2008 COMMENCING AT 7.00 PM.**

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## AGENDA

Note Attendance

Accept proxies and apologies

Determine Quorum

Consider the following motions

## MOTIONS

1. That the minutes of the previous General Meeting held be confirmed and adopted.
2. That insurance policy currently in force be confirmed and adopted and that Fidelity Guarantee and Office Bearers Liability be considered and adopted.
3. (a) That the executive committee be elected in accordance with Regulation 4 of the Community Land Management Act, 1989 for the following year.  
(b) That a discussion be held on whether or not any limitations be placed on the decision making powers of the executive committee for the following year.
4. That the Annual Statement of Accounts be received and adopted.
5. That consideration be given to independently audit the Annual Statement of Accounts.
6. That the 10 year Sinking Fund Forecast prepared by QS Solutions on the 31 March 2005 be reviewed and considered and a budget be accepted and unit levies determined for the proceeding year.
7. That the owners consider arranging for reports on termite attack, safety and asbestos concerns around the building for the purpose of reducing liability.
8. That a new management agreement be signed reappointing Premier Strata Management as the strata managing agents
9. That consideration be given to security measures and particularly to installation of cameras in the vicinity of the two swimming pool areas.
10. That the Community Association consider moving the "Lawson" letter boxes to an area near their own main garage door. (Requested by the owners of Strata Plan 51972 – Lindsay building).

\*\* Should any owner have any questions concerning the accounts accompanying this notice of meeting, please telephone the office prior to the meeting to enable your query to be satisfactorily addressed and to ensure the meeting is not delayed. The budget and levy recommendations however are for discussion at the meeting.

\*\* Should you be unable to attend the meeting please sign and return the attached proxy form for the convenience of the owners attending.

\*\* All levies should be paid to date for your vote to be valid at the meeting.