



PREMIER STRATA MANAGEMENT PTY LIMITED

A.B.N. 60 056 277 215

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**MINUTES OF THE ANNUAL GENERAL MEETING
OF OWNERS OF COMMUNITY ASSOCIATION D.P. 270051
HELD AT THE CAPTAIN'S CLUB, 247 BURWOOD ROAD, CONCORD,
ON MONDAY 28 NOVEMBER 2011 BEGINNING AT 7.07PM.**

Present	Strata	Representative	Strata	Representative
	Alexander	Jim Walsh	Golden Grove	Filomena Gard
	Barrington	David Webster	Hunter	
	Bligh	Oliver	Lawson	Stephen Hillier
	Borrowdale		Lindsay	Norma Mancuso
	Chisholm	David Tuskan (proxy)	Macquarie	John Musgrave
	Elizabeth	Wendy Thompson	Scarborough	Jimmy Feng
	Fitzroy	Robert Orioli	Wentworth	Andrew McLaughlin
	Flinders	Therese Briggs		(proxy)
			Premier Strata	David Tuskan

Proxies Joanne Robertson, Chisholm, to David Tuskan
Richard Farmer, Wentworth, to Andrew McLaughlin

In Attendance Joe Abate, 5 Borrowdale; Pat Barrett, 1 Golden Grove; Joe Ficarra, 3 Alexander; Collette Hillier, 4 Bligh; Kaye Llewellyn, 7 Elizabeth; Mary McLaughlin, 1 Wentworth; Linda Maniaci, 5 Fitzroy; Ingrid Paling, 3 Bligh; Vicki Park, 2 Chisholm; Barbara Walsh, 5 Alexander & Yvonne Webster 12 Barrington.

Chairman David Webster.

Quorum It was noted that a quorum was present.

Minutes It was RESOLVED that the Minutes of the AGM held on 22 November 2010 be confirmed & adopted.

Insurance Policies It was RESOLVED that the insurance policy currently in force (\$2.367 million) be confirmed and adopted and that Fidelity Guarantee and Office Bearers' Liability be adopted.

Chairman At this stage our managing agent, David Tuskan, took the Chair.

Executive Committee The following owners were elected to the Executive Committee:
Stephen Hillier Lawson Jim Walsh Alexander
Oliver Bligh David Webster Barrington
Wendy Thompson Elizabeth

It was RESOLVED that no limitations be placed on the decision making powers of the committee for the following year other than those already existing under the Act and Regulations.

Annual Accounts It was RESOLVED that accounts for the year ended 30 September 2011 be received and adopted.

Independent Auditor	It was RESOLVED that an independent auditor not be appointed.						
Budget	<p>After consideration of the 10 year sinking fund forecast prepared by QS Solutions, it was RESOLVED that the following budget be accepted on a unit entitlement basis from 1 January 2012, with levies due in four equal payments on 1 January, 1 April, 1 July & 1 October.</p> <table border="0" style="margin-left: 40px;"> <tr> <td>Sinking Fund</td> <td style="text-align: right;">49,500.00</td> </tr> <tr> <td>Administrative Fund</td> <td style="text-align: right;"><u>181,786.00</u></td> </tr> <tr> <td>Total Funds</td> <td style="text-align: right;"><u>\$231,286.00</u> including GST.</td> </tr> </table>	Sinking Fund	49,500.00	Administrative Fund	<u>181,786.00</u>	Total Funds	<u>\$231,286.00</u> including GST.
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Total Funds	<u>\$231,286.00</u> including GST.						
Termite, Safety & Asbestos Reports	<p>It was RESOLVED that a termite report be obtained this year.</p> <p>It was RESOLVED that safety & asbestos inspection reports not be obtained. It was NOTED that it is the policy of the executive committee to attend to items of safety as they arise.</p>						
Special By-Law: Hot Water Service	It was RESOLVED that the Special By-Law, in the terms as presented, be adopted to allow the installation of solar panels for hot water services.						
General Business							
Illegal Parking	<p>It was RESOLVED that this meeting supports the actions the executive committee has been taking to discourage residents from parking illegally on the roadway, in the car wash bays & in visitors' parking spaces & directs the committee to continue:</p> <ul style="list-style-type: none"> ○ Placing notices on vehicles ○ Having the Managing Agent send letters & issue Section 13A Notices ○ Where necessary, initiating Mediation Proceedings, Adjudication Orders or Hearings before the Tribunal. 						
Issues Referred to Committee	<p>Consideration to installing:</p> <ul style="list-style-type: none"> ● a clothes line on the community property between Golden Grove & no. 245 Burwood Road ● a 'bowl' light to replace an existing bollard light on the path near Borrowdale. 						
Appreciation	<p>Appreciation was recorded to:</p> <ul style="list-style-type: none"> ● Pauline Gumbly for her ongoing maintenance of our <i>website</i> & for organising the <i>Bridge Club</i> & providing expert tutoring. ● The Phillips Landing Women's Group for providing fellowship for women & for their contribution to the community, especially by organising regular <i>Community Gatherings</i>, including raising money for breast cancer research via <i>Australia's Biggest Morning Tea</i>. ● Ingrid Paling & Yvonne Webster for organising the active <i>Singers' Group</i>. ● David Webster, Therese Briggs & Barrie Tomkins, for the effort they have contributed as members of the <i>Gardening Sub-committee</i>. ● Piia Iivonen for organising the <i>Parents With Young Children Group</i>. 						
Next AGM	It was RESOLVED that the 2012 AGM be held on Monday 26 November, beginning at 7.00pm.						
Closure	The meeting closed at 8.53pm.						