PREMIER STRATA MANAGEMENT PTY LIMITED

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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 2005 BEGINNING AT 7.00P.M.

Present	**Strata**	**Representative**	**Strata**	**Representative**
	Alexander	Jim Walsh	Golden Grove	Filomena Gard
	Barrington	David Webster	Hunter	Alan Trafford
	Bligh	Roland Kemelfield	Lawson	
	Borrowdale	Joe Abate	Lindsay	
	Chisholm		Macquarie	John Musgrave
	Elizabeth	Pauline Gumby	Scarborough	Lindsay Roberts
	Fitzroy	Robert Orioli	Wentworth	Owen Daniel (Proxy)
	Flinders	Robert Larizza	Premier Strata Management	David Tuskan

Proxies	**Strata** Wentworth	**Representative** Richard Farmer appoints Owen Daniel
In Attendance	Cathy Farmer (6 Wentworth) & Debra Larizza (9 Flinders)	
Chairman	David Tuskan	
Quorum	It was noted that a quorum was present.	
Appreciation	Robert Larizza, retiring Executive Committee Chairman, expressed the committee's appreciation to the following persons for their contributions during the year: • Pauline Gumby for maintaining the Phillips Landing website. It was noted that Pauline set up the site on her own initiative 2-3 years ago. • Jeff Bromage for investigating the options for traffic calming. • Vicki Park & Anthony Prior for managing the GYM upgrade. • John Musgrave for taking care of the creek & for assisting the executive committee. • Joe Abate for supervising gardening maintenance & improvements & for bringing the pergola code & By-Law to fruition.	
Minutes	It was RESOLVED that the Minutes of the SGM held on 13 July 2005 be confirmed & adopted.	
Insurance Policy	It was RESOLVED that insurance policies currently in force be confirmed and adopted and that Fidelity Guarantee and Office Bearers Liability be confirmed and adopted.	
Executive Committee	The following owners were elected to the Executive Committee: Joe Abate Borrowdale Robert Larizza Flinders John Musgrave Macquarie Alan Trafford Hunter Jim Walsh Alexander	

Executive Committee Powers	It was RESOLVED that limitations not be placed on the decision making powers of the executive committee.
Annual Accounts	Following clarification from David Tuskan of a number of items it was RESOLVED that accounts for the year ended 30 September 2005 be received and adopted.
Independent Auditor	It was RESOLVED that an independent auditor not be appointed.
Budget	It was RESOLVED that the following budget be accepted on a unit entitlement basis from 1 January 2006 with levies due in four equal payments due on 1 January 2006, 1 April 2006, 1 July 2006, 1 October 2006. Administrative Fund 143 572.00 Sinking Fund 35 200.00 Total Funds 178 772.00 including GST.
Termite Report	It was RESOLVED that a termite report not be obtained. It was NOTED that because of the terrain & type of buildings the risk of infestation is very low.
Safety Report	It was RESOLVED that a safety report not be obtained. It was NOTED that it is the policy of the executive committee to attend to items of safety as they arise.
Special By-Law	It was SPECIALY RESOLVED to adopt the Special By-Law: Pergolas, without alteration. The Special By-Law will be registered and included in the Phillips Landing Management Statement. Individual Strata Schemes are advised to consider registering their own By-Law in relation to the erection of pergolas to avoid any future costs associated with the upkeep and maintenance of the pergolas being borne by the individual Strata Schemes.
Illegal Parking	It was RESOLVED that the 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 that it continue with similar action.
General Business	It was RESOLVED that the executive committee continue to consider options for shading in pool areas. The following additional items were raised for consideration: • Joe Abate asked representatives for help with watering during dry periods. • Children in the GYM. Is a new By-Law required? • Use of the gardeners' room. • Provision of a 'ranger' to supervise community areas at busy times. • Enforcement of By-Law 18 which prohibits the use of rollerblades, skateboards, bicycles or roller-skates within the community property, except for the purpose of entering or leaving the Community Scheme.
Next Meeting	It was RESOLVED that the 2006 AGM be held on Monday 27 November, beginning at 7.00pm.
Closure	The meeting closed at 8.55pm.