



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 26 NOVEMBER 2007 BEGINNING AT 7.00PM.

Present	Strata Alexander Barrington Bligh Borrowdale Chisholm Elizabeth Fitzroy Flinders	Representative Jim Walsh Marco Benchoam Roland Kemelfield Joe Abate Pauline Gumby Daryl Collins	Strata Golden Grove Hunter Lawson Lindsay Macquarie Scarborough Wentworth Premier Strata Management	Representative Pat Barrett Alan Trafford Frank Muzzatti John Musgrave Jimmy Feng David Tuskan
Proxies	Nil			
Apology	Philomena Gard, 12 Golden Grove.			
Chairman	David Tuskan			
Quorum	It was noted that a quorum was present.			
Minutes	It was RESOLVED that the Minutes of the AGM held on 27 November 2006 be confirmed & adopted.			
Insurance Policy	It was RESOLVED that a valuation be obtained on renewal and that insurance policies currently in force be confirmed and adopted, including Fidelity Guarantee and Office Bearers Liability.			
Executive Committee	The following owners were elected to the Executive Committee: Joe Abate Borrowdale Marco Benchoam Barrington Daryl Collins Fitzroy 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 one item it was RESOLVED that accounts for the year ended 30 September 2007 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 2008 with levies due in four equal payments on: 1 January 2008, 1 April 2008, 1 July 2008, 1 October 2008. <table> <tr> <td>Administrative Fund</td><td>154,902.00</td></tr> <tr> <td>Sinking Fund</td><td><u>45,100.00</u></td></tr> <tr> <td>Total Funds</td><td><u>200,002.00</u> including GST.</td></tr> </table>	Administrative Fund	154,902.00	Sinking Fund	<u>45,100.00</u>	Total Funds	<u>200,002.00</u> including GST.
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Termite Report	It was RESOLVED that a termite inspection & report be obtained.						
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.						
Illegal Parking	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: - o placing notices on vehicles - o having the Managing Agent send letters & issue Section 13A Notices - o where necessary, initiating Mediation Proceedings, Adjudication Orders of Hearings before the Tribunal.						
Rubbish	It was RESOLVED that the gardeners be approached re the collection of rubbish as they work around the complex.						
General Business	The following items were referred to the executive committee for attention: 1. Wood chips being stored in visitors' parking spaces. 2. Bird of paradise plants causing movement to the western steps of Barrington. 3. Removal of graffiti at the western entrance. 4. Repair to the handrail on the community steps near Bligh. Appreciation was recorded to: 1. Pauline Gumby for her ongoing maintenance of our website. 2. Frank Muzzatti for his assistance to the executive committee in a variety of ways. 3. Michael Mouhajer for cleaning the tennis board each week. 4. Joe Abate for his management of the gardens.						
Next AGM	It was RESOLVED that the 2008 AGM be held on Monday 24 November, beginning at 7.00pm.						
Closure	The meeting closed at 8.40pm.						