



# 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 22 NOVEMBER 2010 BEGINNING AT 7.08PM.

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| Present | Strata     | Representative   | Strata         | Representative  |
|---------|------------|------------------|----------------|-----------------|
|         | Alexander  | Jim Walsh        | Golden Grove   |                 |
|         | Barrington | David Webster    | Hunter         |                 |
|         | Bligh      |                  | Lawson         | Stephen Hillier |
|         | Borrowdale |                  | Lindsay        | Norma Mancuso   |
|         | Chisholm   | Chairman (proxy) | Macquarie      |                 |
|         | Elizabeth  | Wendy Thompson   | Scarborough    |                 |
|         | Fitzroy    | Robert Orioli    | Wentworth      | Richard Farmer  |
|         | Flinders   | Therese Briggs   | Premier Strata | David Tuskan    |

**Proxies** Joanne Robertson, Chisholm, to the Chairman (David Tuskan).

**Apology** Oliver, Bligh.

**In Attendance** Joe Ficarra, 3 Alexander; Adam McWhinney, 1 Alexander; Linda Maniaci 5 Fitzroy; Ingrid Paling, 3 Bligh;

**Chairman** David Webster was elected Chairman.

**Quorum** It was noted that a quorum was present.

**Minutes** It was RESOLVED that the Minutes of the SGM held on 30 June 2010 be confirmed & adopted.

**Insurance Policies** It was RESOLVED that the insurance policy currently in force, with an increase in line with the CPI, be confirmed and adopted and that Fidelity Guarantee, Office Bearers' Liability & Workers' Compensation 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:

|                 |          |               |            |
|-----------------|----------|---------------|------------|
| Therese Briggs  | Flinders | David Webster | Barrington |
| Stephen Hillier | Lawson   | Jim Walsh     | Alexander  |
| Oliver          | Bligh    |               |            |

It was RESOLVED that no limitations be placed on the decision making powers of the committee.

**Annual Accounts** It was RESOLVED that accounts for the year ended 30 September 2010 be received and adopted.

**Independent Auditor** It was RESOLVED that an independent auditor not be appointed.

|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |           |                     |                   |             |                                    |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------|---------------------|-------------------|-------------|------------------------------------|
| <b>Budget</b>                                 | <p>After consideration of the 10 year sinking fund forecast prepared by QS Solutions on 31 March 2005, it was RESOLVED that the following budget be accepted on a unit entitlement basis from 1 January 2010, with levies due in four equal payments on 1 January, 1 April, 1 July &amp; 1 October.</p> <table> <tr> <td>Sinking Fund</td><td>55,000.00</td></tr> <tr> <td>Administrative Fund</td><td><u>173,250.00</u></td></tr> <tr> <td>Total Funds</td><td><u>\$228,250.00</u> including GST.</td></tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Sinking Fund | 55,000.00 | Administrative Fund | <u>173,250.00</u> | Total Funds | <u>\$228,250.00</u> including GST. |
| Sinking Fund                                  | 55,000.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |           |                     |                   |             |                                    |
| Administrative Fund                           | <u>173,250.00</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |           |                     |                   |             |                                    |
| Total Funds                                   | <u>\$228,250.00</u> including GST.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              |           |                     |                   |             |                                    |
| <b>Termite, Safety &amp; Asbestos Reports</b> | <p>It was RESOLVED that a termite report not be obtained this year.</p> <p>It was RESOLVED that safety &amp; 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |           |                     |                   |             |                                    |
| <b>General Business</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |           |                     |                   |             |                                    |
| <b>Illegal Parking</b>                        | <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 &amp; in visitors' parking spaces &amp; directs the committee to continue:</p> <ul style="list-style-type: none"> <li>o Placing notices on vehicles</li> <li>o Having the Managing Agent send letters &amp; issue Section 13A Notices</li> <li>o Where necessary, initiating Mediation Proceedings, Adjudication Orders or Hearings before the Tribunal.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |           |                     |                   |             |                                    |
| <b>Neighbourhood Watch Team</b>               | <p>The following owners agreed to continue as members of the <i>Neighbourhood Watch Team</i> :<br/>Adam, David, Michael, Jim, Joe F &amp; Oliver.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |           |                     |                   |             |                                    |
| <b>Issue Referred to Committee</b>            | <p>Consideration to increasing the funds on term deposit.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |           |                     |                   |             |                                    |
| <b>Appreciation</b>                           | <p>Appreciation was recorded to:</p> <ul style="list-style-type: none"> <li>• Pauline Gumby for her ongoing maintenance of our website &amp; for organising the Bridge Club &amp; providing expert tutoring.</li> <li>• The Phillips Landing Women's Group for providing fellowship for women &amp; for their contribution to the community, especially by organising regular Community Gatherings, including raising money for breast cancer research via <i>Australia's Biggest Morning Tea</i>.</li> <li>• Ingrid Paling &amp; Yvonne Webster for organising the active Singers' Group.</li> <li>• David Webster, Therese Briggs &amp; Barrie Tomkins, for the exceptional effort they have contributed in recent months as members of the Gardening Sub-committee.</li> <li>• Adam McWhinney for his significant contribution to the Neighbourhood Watch Team. It was noted that he attended seven incidents during the year where he diffused the issue &amp; prevented possible escalation.</li> </ul> |              |           |                     |                   |             |                                    |
| <b>Next AGM</b>                               | <p>It was RESOLVED that the 2011 AGM be held on Monday 21 November, beginning at 7.00pm.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |           |                     |                   |             |                                    |
| <b>Closure</b>                                | <p>The meeting closed at 8.23pm.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |           |                     |                   |             |                                    |