



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 25 NOVEMBER 2013 BEGINNING AT 7.10 PM.

Present	Strata Alexander Barrington Bligh Borrowdale Chisholm Elizabeth Fitzroy Flinders	Representative Jim Walsh David Webster Oliver David Tuskan (proxy) Wendy Thompson Robert Orioli	Strata Golden Grove Hunter Lawson Lindsay Macquarie Scarborough Wentworth Premier Strata	Representative Steve Webb Stephen Hillier Andrew McLaughlin David Tuskan												
Proxies	Joanne Robertson (Chisholm) to David Tuskan.															
Apologies	Joe Strati, Borrowdale.															
In Attendance	Connie Cameron (1 Bligh), Jim Cameron (1 Bligh), Annette Harvey (1 Chisholm), Des Howarth (7 Bligh), Linda Maniaci (5 Fitzroy), Mary McLaughlin (1 Wentworth).															
Chairman	Oliver															
Quorum	It was noted that a quorum was present.															
Minutes	It was RESOLVED that the Minutes of the AGM held on 26 November 2012 be confirmed & adopted.															
Insurance Policies	It was RESOLVED that, subject to CPI increase, insurance policies currently in force be confirmed and adopted and that insurances for Fidelity Guarantee and Office Bearers' Liability be renewed.															
Executive Committee	The following owners were elected to the Executive Committee: <table><tr><td>Annette Harvey</td><td>Chisholm</td><td>Oliver</td><td>Bligh</td></tr><tr><td>Stephen Hillier</td><td>Lawson</td><td>Joe Strati</td><td>Borrowdale</td></tr><tr><td></td><td></td><td>Steve Webb</td><td>Golden Grove</td></tr></table> It was RESOLVED that no limitations be placed on the decision making powers of the committee for the following year other than those existing under the Act and Regulations.				Annette Harvey	Chisholm	Oliver	Bligh	Stephen Hillier	Lawson	Joe Strati	Borrowdale			Steve Webb	Golden Grove
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Annual Accounts	It was RESOLVED that accounts for the year ended 30 September 2013 be received and adopted.															
Independent Auditor	It was RESOLVED that an independent auditor not be appointed.															

Budget	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 2014, with levies due in four equal payments on 1 January, 1 April, 1 July & 1 October. Sinking Fund 60,500.00 Administrative Fund <u>206,870.00</u> Total Funds <u>\$267,370.00</u> including GST.
Work Health & Safety Act 2011	It was RESOLVED that the Community Association acknowledge the Work Health and Safety Act 2011 and Regulations to: (a) As required, consult, confer, allow inspections and provide assistance (and/or documents) on any matter so far as is reasonably practicable, on work health and safety matters under the Work Health and Safety Act 2011 and Regulations with its agents, employees or contractors or any health and safety representative for its agents, employees or contractors, (b) As required, prepare and maintain any register or document reasonably required (including an asbestos register if so required) under the Work Health and Safety Act and Regulations and make such register or document available to its agents, employees or contractors or any health and safety representative for its agents, employees or contractors. (c) Not to engage a contractor to carry out a Safety Report. (d) Not to engage a contractor to inspect the property for evidence of termite activity.
Additional By-Law re Serving a Document by Electronic Means	It was RESOLVED that by Special Resolution pursuant to Section 14 of the Community Land Management Act 1989, the Owners Corporation make an additional By-Law as follows and it be registered : 'A document may be served on the owner of a Lot by electronic means if the person has given the Community Association an e-mail address for the service of notices and the document is sent to that address. A notice or document served on an owner by e-mail in accordance with this By-Law is deemed to have been served when transmitted by the sender, providing that the sender does not receive an electronic notification of unsuccessful transmission within 24 hours. '
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: • 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. It was further RESOLVED that, in view of the number of residents ignoring the parking by-laws and thus disrespecting the rights of other residents, the executive committee is directed to invite one or more car parking management companies to address an open forum to outline their approach to managing parking for the benefit of all residents.
External Appearance of Stratas	It was RESOLVED that the community association accept the <i>Solutions in Engineering Report</i> of 25 October 2013 on the external appearance of each of the fifteen strata plans and it request each strata plan to attend to painting and other maintenance items identified in the report in accordance with the time periods noted. FURTHER that action noted as 'required within 12 months' be substantially completed no later than 30 September 2014.

Inappropriate Items on Balconies	It was RESOLVED that the community association take action as appropriate to have individual strata plans request the residents within their strata to remove inappropriate items off their balconies. Such Items include, but are not limited to, washing, toys, brooms, exercise equipment, rubbish, boxes etc.
Appreciation	Appreciation was recorded to: • Pauline Gumby 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 and especially for organising regular <i>Community Gatherings</i>, including raising money for breast cancer research via <i>Australia's Biggest Morning Tea</i>. • Yvonne Webster for organising the active <i>Singers' Group</i> and <i>Christmas Carols</i>. • David Webster, Gardening Co-ordinator, and Barrie Tomkins, Annette Harvey and Wendy Thompson for the effort they have contributed to gardening maintenance. • Michael Mouhajer for attending to the tennis booking board each week. • Jim Walsh who retired after twelve years as community association honorary secretary.
Next AGM	It was RESOLVED that the 2014 AGM be held on Monday 17 November, beginning at 7.00pm.
Closure	The meeting closed at 8.30pm.

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27 November 2013.