



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 17 NOVEMBER 2014 BEGINNING AT 7.00 PM

Present	Strata Alexander Barrington Bligh Borrowdale Chisholm Elizabeth Fitzroy Flinders	Representative Jim Walsh David Webster Oliver Annette Harbey Wendy Thompson Robert Orioli	Strata Golden Grove Hunter Lawson Lindsay Macquarie Scarborough Wentworth	Representative Stephen Hillier Anthony Mazzurco Gary Patterson Andrew McLaughlin
Proxies	Jimmy Feng (Scarborough) to Jim Walsh			
Apologies				
In Attendance	Linda Maniaci (5 Fitzroy), Mary McLaughlin (1 Wentworth), David Tuskan (Premier Strata Management Pty Ltd)			
Chairman	Oliver			
Quorum	It was noted that a quorum was present.			
Minutes	It was RESOLVED that the Minutes of the AGM held on 25 November 2013 be confirmed and 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: Annette Harvey Chisholm Oliver Bligh Stephen Hillier Lawson Gary Patterson Macquarie Jim Walsh Alexander 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.			
Annual Accounts	It was RESOLVED that accounts for the year ended 30 September 2014 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 66,000.00 Administrative Fund 219,433.50 Total Funds \$267,370.00 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) To engage a contractor to inspect the property for evidence of termite activity.
Parking Management – ANCP Proposal	It was RESOLVED by a Special Resolution not to engage the services of the Australian National Car Parks (ANCP) to manage parking within the Phillip's Landing Community Association complex.
Special By Law - Vehicles	It was RESOLVED by a Special Resolution not to make an additional By Law.
External Appearance of the Strata Plans	All Strata Plans are reminded that external painting of the buildings, where required, was to have been completed by the Community Association AGM in November 2014. Those Strata Plans that could meet this deadline are requested to provide a schedule of completion for external painting and will be given a maximum extension of six months to complete this work. Failure to do this will lead to action via the NSW Civil and Administrative Tribunal (NCAT).
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.
Next AGM	It was RESOLVED that the 2015 AGM be held on Monday 23 November, beginning at 7.00pm.
Closure	The meeting closed at 8.15pm.

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