



# PREMIER STRATA MANAGEMENT PTY LIMITED

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**MINUTES OF THE SPECIAL GENERAL MEETING  
OF OWNERS OF COMMUNITY ASSOCIATION D.P. 270051  
HELD AT THE CAPTAIN'S CLUB, 247 BURWOOD ROAD, CONCORD,  
ON WEDNESDAY 30 JUNE 2010 BEGINNING AT 7.07PM.**

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|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------|-----------------------|
| <b>Present</b>                | <b>Strata</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Representative</b> | <b>Strata</b>  | <b>Representative</b> |
|                               | Alexander                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Jim Walsh             | Golden Grove   |                       |
|                               | Barrington                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | David Webster         | Hunter         |                       |
|                               | Bligh                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Oliver                | Lawson         |                       |
|                               | Borrowdale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Joe Strati            | Lindsay        | Norma Mancuso         |
|                               | Chisholm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | David Tuskan (proxy)  | Macquarie      | John Musgrave         |
|                               | Elizabeth                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Wendy Thompson        | Scarborough    |                       |
|                               | Fitzroy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       | Wentworth      |                       |
|                               | Flinders                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Therese Briggs        | Premier Strata | David Tuskan          |
| <b>Proxies</b>                | Joanne Robertson, Chisholm, to the Managing Agent, David Tuskan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                       |                |                       |
| <b>In Attendance</b>          | May Bott, 8 Lawson; Betty Musgrave, 13 Macquarie; Stan Pon 5 Macquarie; Sophia, 10 Lawson; Barrie Tomkins, 5 Lawson; Norm Wong 10 Lawson.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |                |                       |
| <b>Chairman</b>               | Oliver.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |                |                       |
| <b>Quorum</b>                 | It was noted that a quorum was present.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |                |                       |
| <b>Minutes</b>                | It was RESOLVED that the Minutes of the AGM held on 23 November 2009 be confirmed & adopted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                       |                |                       |
| <b>Captain's Club By-Laws</b> | It was SPECIALLY RESOLVED that the existing By-Laws governing Captain's Club usage be amended as proposed with the following additional amendments resolved at the meeting: <ul style="list-style-type: none"><li>• Proposed By-Law 43 - That the following sentence be added: "When properly reserved for a community function open to all residents there is no prescribed limit to the number of people who may be present".</li><li>• Proposed By-Law 47 i - That the following words be added: "or less, at the discretion of the Community Association".</li><li>• Proposed By-Law 49 - That in line three the words "the resident who has signed out the access key" be replaced with the words "the resident who signed for the access key."</li></ul> |                       |                |                       |
|                               | FURTHER that the amendments be registered on the Community Association DP 270051 Certificate of Title. (Copy of amended By-Laws attached.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |                |                       |
| <b>Gardening</b>              | The Gardening Sub-committee updated owners regarding their recent activities, answered questions & received input as to future direction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |                |                       |
| <b>Other Matters</b>          | The secretary brought to the attention of the meeting the outstanding success of <i>The Biggest Morning Tea</i> organised by the Phillips Landing Women's Group on 31 May. \$1,450.00 was raised for the Cancer Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |                |                       |
| <b>Closure</b>                | The meeting closed at 8.25pm.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |                |                       |