



# PREMIER STRATA MANAGEMENT PTY LIMITED

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## MINUTS OF THE ANNUAL GENERAL MEETING OF OWNERS OF COMMUNITY ASSOCIATION DP 270051 HELD AT THE CAPTAIN'S CLUB, 247 BURWOOD RD CONCORD, ON MONDAY 22 NOVEMBER 2004, BEGINNING AT 7.00PM

<b>PRESENT</b>	Jim Walsh Yvonne Webster Roland Kemelfield Joseph Abate Daryl Collins Debra Larizza Tony Hailey	Alexander Barrington Bligh Borrowdale Fitzroy Flinders Golden Grove	Alan Trafford Brian Beaven Betty Milliss Dorothea Hasley Lindsay Roberts Richard Farmer Anthony Votano	Hunter Lawson Lindsay Macquarie Scarborough Wentworth Premier Strata Management
<b>PROXIES</b>	David Webster Jo Robertson Pauline Gumby	Barrington Chisholm Elizabeth	Appoints Yvonne Webster Appoints Chairman of meeting Appoints Jim Walsh	
<b>IN ATTENDANCE</b>	Barbara Walsh Anthony Prior Jeff Bromage Robert Larizza Vicki Park Cliff Noisen D Milliss Helen Nuzzo	Alexander Alexander Borrowdale Flinders Chisholm Hunter Lindsay Lindsay	Qian Xu Charles Zerafa B Broomham D Broomham Sue Roberts Cathy Farmer David Tuskan	Lindsay Lindsay Macquarie Macquarie Scarborough Wentworth Premier Strata Management
<b>CHAIRMAN</b>	Anthony Votano			
<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 24 November 2003 be confirmed & adopted.			
<b>INSURANCE</b>	It was RESOLVED that insurance policies currently in force be confirmed and adopted and that Fidelity Guarantee and Office Bearers Liability be confirmed and adopted. FURTHER that cover for Building & Common Property policies be increased in line with the CPI effective from the expiry of the current valuation.			

<b>EXECUTIVE COMMITTEE</b>	<p>The following owners were elected to the Executive Committee:</p> <table> <tr> <td>Joe Abate</td><td>Borrowdale</td></tr> <tr> <td>Daryl Collins</td><td>Fitzroy</td></tr> <tr> <td>Robert Larizza</td><td>Flinders</td></tr> <tr> <td>Alan Trafford</td><td>Hunter</td></tr> <tr> <td>Jim Walsh</td><td>Alexander</td></tr> </table> <p>(Subsequent to the meeting it was noted that Robert Larizza, not being an elected representative, was not eligible for nomination. It is expected that Flinders' Owners' Corporation will appoint him as their elected representative.)</p>	Joe Abate	Borrowdale	Daryl Collins	Fitzroy	Robert Larizza	Flinders	Alan Trafford	Hunter	Jim Walsh	Alexander		
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<b>ACCOUNTS</b>	<p>It was RESOLVED that accounts for the year ended 30 September 2004 be received and adopted.</p> <p>It was RESOLVED that Premier consider obtaining tenders for electricity supply.</p>												
<b>AUDITOR</b>	It was RESOLVED that an independent auditor not be appointed.												
<b>BUDGET</b>	<p>It was RESOLVED that the following budget be accepted on a unit entitlement basis from 1 January 2005 with levies due in four equal payments due on 1 January 2005, 1 April 2005, 1 July 2005, 1 October 2005.</p> <table> <tr> <td>Administrative Fund</td><td>127,500.00</td></tr> <tr> <td>Sinking Fun</td><td><u>26,500.00</u></td></tr> <tr> <td>Total Funds</td><td><u>\$154,000.00</u></td></tr> </table>	Administrative Fund	127,500.00	Sinking Fun	<u>26,500.00</u>	Total Funds	<u>\$154,000.00</u>						
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<b>TERMITE REPORT</b>	It was RESOLVED that a termite report not be obtained. It was NOTED that because of the terrain & type of buildings the risk of termite infection is very low.												
<b>SAFETY REPORT</b>	It was RESOLVED that Premier contact Workcover NSW to determine if it is mandatory for residential complexes to obtain safety reports.												
<b>GYMNASIUM FACILITY</b>	<p>It was RESOLVED that a sub-committee be formed to recommend what form the GYM should take in the future &amp; report back to the executive committee within three months; FURTHER that for personal safety reasons the GYM be closed until this matter is resolved.</p> <p>Members of the sub-committee are:</p> <table> <tr> <td>Joe Abate</td><td>5 Borrowdale</td></tr> <tr> <td>Daryl Collins</td><td>6 Fitzroy</td></tr> <tr> <td>Roland Kemelfield</td><td>7 Bligh</td></tr> <tr> <td>Debra Larizza</td><td>9 Flinders</td></tr> <tr> <td>Helen Nuzzo</td><td>3 Lindsay</td></tr> <tr> <td>Anthony Prior</td><td>8 Alexander</td></tr> </table> <p>It was RESOLVED that Premier arrange to have the locks on the GYM door changed until this matter is resolved.</p>	Joe Abate	5 Borrowdale	Daryl Collins	6 Fitzroy	Roland Kemelfield	7 Bligh	Debra Larizza	9 Flinders	Helen Nuzzo	3 Lindsay	Anthony Prior	8 Alexander
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<b>BREACHES OF MANAGEMENT STATEMENT</b>	<p>It was RESOLVED that the process for handling By-Law breaches as accepted at the AGM on 24 November 2003 be brought to the attention of the meeting:</p> <ol style="list-style-type: none"> <li>1. The strata representative &amp; another member of the CA approach the offending residents asking them to respect the By-Law(s). If the request is ignored after 14 days -</li> <li>2. The strata representative &amp; another member of the CA deliver a letter from our managing agent stating that unless the By-Law(s) is complied with within 14 days legal action will be taken. If the request is ignored after 14 days –</li> <li>3. At a duly convened exec committee meeting a resolution be carried instructing our managing agent to issue a Notice to Comply under Section 13A of the Act &amp;, if the By-Law(s) is not complied with within 14 days, to institute Mediation proceedings.</li> </ol> <p>It was acknowledged that other initial measures, such as the placing of notices on vehicles, may be necessary where illegal parking is concerned.</p>
<b>HIRE OF CAPTAIN'S CLUB</b>	It was RESOLVED that the fee for the hire of the Captain's Club be increased from \$25.00 to \$30.00 per session.
<b>GARDENING CONTRACTOR</b>	Duties of the gardening contractor, Unicorn Building & Maintenance, were tabled.
<b>PERGOLAS</b>	<p>It was RESOLVED that an information forum be held in the Captain's Club on Monday 6 December 2004, at 7.30pm, to give owners the opportunity to hear from the original architects, discuss sketch plans they have drawn up &amp; ask questions about the possible installation of <i>ground floor &amp; top floor</i> pergolas.</p> <p>It was NOTED that the main purpose of pergolas would be to provide shade to those apartments without covering. The cost would be borne by individual owners.</p>

**The following items were raised under GENERAL BUSINESS:**

<b>VOTES OF THANKS</b>	<p>A VOTE OF THANKS was carried to Lindsay Roberts, thanking him for his work on the Executive Committee over the past ten years. Lindsay did not offer himself for re-election due to work commitments.</p> <p>A VOTE OF THANKS was carried to Joe Abate in appreciation of his contribution over many years to maintaining the gardens as a most attractive feature of our complex.</p>								
<b>TRAFFIC CALMING</b>	<p>It was RESOLVED that a sub-committee be formed to consider ways of slowing down traffic &amp; report back to the Executive Committee.</p> <p>Members of the sub-committee are:</p> <table> <tr> <td>Joe Abate</td><td>5 Borrowdale</td></tr> <tr> <td>Jeff Bromage</td><td>1 Borrowdale</td></tr> <tr> <td>Cliff Noisen</td><td>1 Hunter</td></tr> <tr> <td>Helen Nuzzo</td><td>3 Lindsay</td></tr> </table>	Joe Abate	5 Borrowdale	Jeff Bromage	1 Borrowdale	Cliff Noisen	1 Hunter	Helen Nuzzo	3 Lindsay
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<b>TENNIS COURT BOARD</b>	Helen Nuzzo (3 Lindsay) & Vicki Park (2 Chisholm) VOLUNTEERED to clean the tennis court board each Sunday evening. This task has previously been performed by Lindsay Roberts.
<b>BLINDS, 1 LINDSAY</b>	The owners requested reconsideration of the rejection of their application to install clear blinds.
<b>MAINTENANCE/ ENHANCEMENTS</b>	<p>The following items were brought to the attention of the Executive Committee:</p> <ul style="list-style-type: none"> <li>• Lights in the Captain's Club</li> <li>• Repairs to the roadway</li> <li>• Shading in pool areas.</li> </ul>
<b>NEXT AGM</b>	Monday 28 November 2005 at 7.00pm.
<b>CLOSURE</b>	The meeting closed at 10.27pm.