



PREMIER STRATA MANAGEMENT PTY LIMITED

A.B.N. 60 056 277 215

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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 24 NOVEMBER 2008 BEGINNING AT 7.00PM.

Present	Strata	Representative	Strata	Representative
	Alexander	Jim Walsh	Golden Grove	Pat Barrett
	Barrington	David Webster	Hunter	
	Bligh	Nic Martino (Proxy)	Lawson	Amanda Rehn
	Borrowdale	Joe Abate	Lindsay	
	Chisholm		Macquarie	
	Elizabeth	Jim Walsh (Proxy)	Scarborough	
	Fitzroy	Linda Maniaci	Wentworth	Richard Farmer
	Flinders	Therese Briggs	Premier Strata Management	David Tuskan
Proxies	Pauline Gumby (Elizabeth) to Jim Walsh & Collette Hillier (Bligh) to Nic Martino.			
In Attendance	Marco Benchoam, 4 Barrington; Jim Cameron, 1 Bligh; Daryl Collins, 6 Fitzroy; Joe Ficarra, 3 Alexander; Cath Hennessey, 1 Fitzroy; Allan Kull, 7 Lawson; Robert Orioli, 5 Fitzroy; Ingrid Paling, 3 Bligh; Wendy Thompson, 13 Elizabeth; Joe Strati, 1 Borrowdale.			
Apologies	Pauline Gumby (Elizabeth), Collette Hillier (Bligh) & John Musgrave (Macquarie).			
Chairman	Daryl Collins			
Condolence	The meeting expressed its sympathy to the wife & family of the late Frank Muzzatti, former Lindsay representative, who died suddenly on 9 November. Mention was made of Frank's significant contribution to our association.			
Quorum	It was noted that a quorum was present.			
Minutes	It was RESOLVED that the Minutes of the AGM held on 26 November 2007 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	Joe Abate & Daryl Collins indicated they would not be seeking re-election. The following owners were elected to the Executive Committee:			
	Marco Benchoam	Barrington	Joe Strati	Borrowdale
	Collette Hillier	Bligh	Jim Walsh	Alexander
	John Musgrave	Macquarie		

Gardening	Joe Abate's offer to continue responsibility for gardening was accepted with applause.									
Annual Accounts	It was RESOLVED that accounts for the year ended 30 September 2008 be received and adopted.									
Independent Auditor	It was RESOLVED that an independent auditor not be appointed.									
Budget	<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 2008 with levies due in four equal payments on:</p> <p>1 January 2008, 1 April 2008, 1 July 2008 & 1 October 2008.</p> <table border="0" style="margin-left: 40px;"> <tr> <td>Administrative Fund</td> <td style="text-align: right;">167,321.00</td> <td></td> </tr> <tr> <td>Sinking Fund</td> <td style="text-align: right;"><u>44,000.00</u></td> <td></td> </tr> <tr> <td>Total Funds</td> <td style="text-align: right;"><u>211,321.00</u></td> <td>including GST.</td> </tr> </table>	Administrative Fund	167,321.00		Sinking Fund	<u>44,000.00</u>		Total Funds	<u>211,321.00</u>	including GST.
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Termite, Safety & Asbestos Reports	<p>It was RESOLVED that a termite report be obtained on an annual basis.</p> <p>It was RESOLVED that safety & 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>									
Management Agreement	It was RESOLVED that a new 3 year management agreement be signed reappointing Premier Strata Management as the strata managing agents.									
Security Measures	<p>Nic Martino, convenor of the security sub-committee, advised that the main concerns of residents who had contacted him were poor lighting & over-grown trees in some areas.</p> <p>Nic also spoke to a report prepared by an owner outlining the possible benefits from the installation of cameras. After considerable discussion both for & against this possibility, it was RESOLVED that the incoming executive committee consider security measures for the complex with particular reference to the areas around the swimming pools & Captain's Club.</p> <p>It was FURTHER agreed that cameras would not be installed without the calling of a Special General Meeting.</p>									
Lawson Letterboxes	It was RESOLVED that the Lawson strata, in conjunction with Lindsay, consider quotes for re-location of their letterboxes & discuss with the executive committee.									
General Business	<p>Appreciation was recorded to:</p> <p>Pauline Gumby (Elizabeth) for her ongoing maintenance of our website.</p> <p>Michael Mouhajer (Hunter) for cleaning the tennis board each week & generally taking care of the court.</p> <p>Joe Abate (Borrowdale) for his management of the gardens.</p>									
Next AGM	It was RESOLVED that the 2009 AGM be held on Monday 23 November, beginning at 7.00pm.									
Closure	The meeting closed at 9.19pm.									

Jim Walsh
Hon. Secretary
26 November 2008.