



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 27 NOVEMBER 2006 BEGINNING AT 7.00P.M.

Present	Strata	Representative	Strata	Representative
	Alexander	Jim Walsh	Golden Grove	Pat Barrett
	Barrington	David Webster	Hunter	Alan Trafford
	Bligh	Roland Kemelfield	Lawson	
	Borrowdale	Joe Abate	Lindsay	Louise Ferlazzo
	Chisholm		Macquarie	John Musgrave
	Elizabeth	Pauline Gumby	Scarborough	Lindsay Roberts
	Fitzroy	Daryl Collins	Wentworth	Richard Farmer
	Flinders	Robert Larizza	Premier Strata Management	David Tuskan

Proxies Nil

In Attendance P. Cepak, 1 Elizabeth; F. Gard, 12 Golden Grove; A. Kull, 7 Lawson;
D. Larizza, 9 Flinders; E. Musgrave, 13 Macquarie; F. Muzzatti, 2 Lindsay;
A. Prior, 8 Alexander; W. Thompson, 13 Elizabeth.

Chairman David Tuskan

Quorum It was noted that a quorum was present.

Minutes It was RESOLVED that the Minutes of the SGM held on 31 May 2006 be confirmed & adopted.

Insurance Policy 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.

Executive Committee The following owners were elected to the Executive Committee:

Joe Abate	Borrowdale
Daryl Collins	Fitzroy
John Musgrave	Macquarie
Alan Trafford	Hunter
Jim Walsh	Alexander

Executive Committee Powers It was RESOLVED that limitations not be placed on the decision making powers of the executive committee.

Annual Accounts	Following clarification from David Tuskan of a number of items it was RESOLVED that accounts for the year ended 30 September 2006 be received and adopted.									
Independent Auditor	It was RESOLVED that an independent auditor not be appointed.									
Budget	<p>It was RESOLVED that the following budget be accepted on a unit entitlement basis from 1 January 2007 with levies due in four equal payments on:</p> <p>1 January 2007, 1 April 2007, 1 July 2007, 1 October 2007.</p> <table border="0" style="margin-left: 40px;"> <tr> <td>Administrative Fund</td> <td style="text-align: right;">161 040.00</td> <td></td> </tr> <tr> <td>Sinking Fund</td> <td style="text-align: right;"><u>33 000.00</u></td> <td></td> </tr> <tr> <td>Total Funds</td> <td style="text-align: right;"><u>194 040.00</u></td> <td>including GST.</td> </tr> </table>	Administrative Fund	161 040.00		Sinking Fund	<u>33 000.00</u>		Total Funds	<u>194 040.00</u>	including GST.
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Termite Report	It was RESOLVED that Daryl Collins' offer of a termite inspection & report from Amalgamated Pest Control at no cost be accepted.									
Safety Report	It was RESOLVED that a safety report not be obtained. It was NOTED that it is the policy of the executive committee to attend to items of safety as they arise.									
Illegal Parking	<p>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:</p> <ul style="list-style-type: none"> ○ 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. <p>It was FURTHER RESOLVED that the executive committee consider issuing a list of vehicles illegally parked in an effort to identify owners.</p>									
Representatives' Contact Details	It was RESOLVED that in order for the PLCA to carry out its function, strata representatives be willing to have their name, address & at least one phone number published to other members & the Managing Agent, & placed on the notice board/s of their own strata.									
General Business	<ol style="list-style-type: none"> 1. It was RESOLVED that the executive committee investigate if it is feasible to return the wharf on Frenchman's Walk to the relevant government authority. It was NOTED that the annual rental is now \$5 000.00. 2. It was SUGGESTED that the executive committee consider a more decorative feature for the fountain. 3. it was RESOLVED that the secretary ask PLCA members to discuss with their strata executive committees their willingness to organise the watering of gardens & lawns at least weekly. FURTHER that the PLCA provide hoses to stratas willing to participate. 									

**General
Business (con't)**

4. A VOTE OF THANKS was carried to Robert Larizza for his active & professional Chairmanship during the past two years. Best wishes were expressed to Robert & his wife, Debra, who are moving from our complex.
5. Appreciation was expressed to the committee, particularly Joe Abate, for the appearance of the gardens.
6. Appreciation was expressed to the committee for the recent cleaning of the pavers.

Next AGM

It was RESOLVED that the 2007 AGM be held on Monday 26 November, beginning at 7.00pm.

Closure

The meeting closed at 9.03pm.

Jim Walsh
Hon. Secretary
28 November 2006.