



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 23 NOVEMBER 2009 BEGINNING AT 7.08PM.

Present	Strata	Representative	Strata	Representative
	Alexander	Jim Walsh	Golden Grove	Pat Barrett
	Barrington	David Webster	Hunter	
	Bligh	Collette Hillier	Lawson	Hakan Harman
	Borrowdale	Joe Strati	Lindsay	*
	Chisholm	David Tuskan (proxy)	Macquarie	John Musgrave
	Elizabeth	Pauline Gumby	Scarborough	
	Fitzroy		Wentworth	
	Flinders	Therese Briggs	Premier Strata	David Tuskan
				*Apology. Delayed o/seas.
Proxies	Joanne Robertson, Chisholm, to the Managing Agent, David Tuskan.			
In Attendance	Marco Benchoam, 4 Barrington; Jim Cameron, 1 Bligh; Joe Ficarra, 3 Alexander; Filomena Gard, 12 Golden Grove; Adam McWhinney, 1 Alexander; Betty Musgrave, 13 Macquarie; Michael Mouhajer, 3 Hunter; Suzanne Noisen 1 Hunter; Oliver, 4 Bligh; Ingrid Paling, 3 Bligh;			
Chairman	Joe Strati			
Quorum	It was noted that a quorum was present.			
Minutes	It was RESOLVED that the Minutes of the AGM held on 24 November 2008 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	Marco Benchoam & John Musgrave advised they would not be seeking re-election. The following owners were elected to the Executive Committee:			
	Therese Briggs	Flinders	Jim Walsh	Alexander
	Oliver	Bligh	David Webster	Barrington
	Joe Strati	Borrowdale		
Annual Accounts	It was RESOLVED that accounts for the year ended 30 September 2009 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 on 31 March 2005, it was RESOLVED that the following budget be accepted on a unit entitlement basis from 1 January 2010, with levies due in four equal payments on 1 January, 1 April, 1 July & 1 October.

Sinking Fund	49,500.00
Administrative Fund	<u>161,909.00</u>
Total Funds	<u>211,409.00</u> including GST.

Termite, Safety & Asbestos Reports It was RESOLVED that a termite report be obtained on an annual basis.

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.

Numbers on Letterboxes It was RESOLVED that the number on individual strata letterbox walls be removed, FURTHER that the executive committee consider installing larger alpha (letter) identification.

General Business Security

As a consequence of discussion concerning security, especially around the swimming pools, the following owners agreed to form a *Neighbourhood Watch Team* :
Adam, David, Michael, Marco, Jim, Joe F, Joe S & Oliver. The secretary is to issue a notice with contact numbers & Oliver has volunteered to act as convenor. Other residents will be invited to participate.
The meeting requested the exec committee to review security on an ongoing basis.

Captain's Club By-Laws There was considerable discussion concerning the possibility of relaxing some of the By-Laws relating to both community & private use. There was no unanimity but the exec committee will proceed to publish a draft of possible new By-Laws for discussion.

Issues Referred to Executive Committee

- (1) Establishment of a *Gardening Specification*, possibly with the assistance of a horticulturist, against which gardening delivery can be measured, & quotations, if required in the future, could be evaluated.
- (2) Quality of water in the western pool.
- (3) Availability from CB Council of recycling instructions in languages other than English.
- (4) Condition of the fence between PL & 245/243 Burwood Rd.
- (5) Improvement of lighting in the vicinity of the water feature.
- (6) Improvement of signage.

Appreciation Appreciation was recorded to:

- Pauline Gumby (Elizabeth) for her ongoing maintenance of our website.
- Michael Mouhajer (Hunter) for cleaning the tennis board each week & generally taking care of the court.
- Joe Abate (Borrowdale) for his management of the gardens.
- The Phillips Landing Women's Group, formed in March, for providing fellowship for women & for their contribution to the community, especially by organising regular Community Gatherings.
- Retiring exec committee members Marco Benchoam & John Musgrave for their service over 2 years & 4 years respectively.

Next AGM It was RESOLVED that the 2010 AGM be held on Monday 22 November, beginning at 7.00pm.

Closure The meeting closed at 9.32pm.

Jim Walsh Hon. Secretary 24 November 2009.