

PREMIER STRATA MANAGEMENT PTY LIMITED

A.B.N. 60 056 277 215



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**PLEASE TAKE NOTICE THAT THE SPECIAL GENERAL MEETING
OF REPRESENTATIVES OF COMMUNITY ASSOCIATION
DP 270051
WILL BE HELD ON WEDNESDAY 13th JULY 2005 AT THE
CAPTAINS CLUB, 247 BURWOOD ROAD, CONCORD,
COMMENCING AT 7.00 PM.**

AGENDA

Note attendance

Accept proxies and apologies

Determine quorum

Receive a statement of the financial situation

Consider the following motions

MOTIONS

1. That the minutes of the previous General Meeting held on the 22nd November 2004 be confirmed and adopted.
2. That the installation of pergolas be agreed to in accordance with the terms and conditions outlined in the report dated 18th May 2005. It is noted that each Strata is responsible for the approval of each installation prior to the submission to the Phillips Landing Community Association and each Strata is to enact a Special By-Law covering construction and maintenance of the pergolas.
3. That the formation of a Phillips Landing Health and Fitness Club be agreed to at a maximum capital outlay of \$32,000 (\$18,000 to be financed from the Sinking Fund and \$14,000 from a Special Levy) with an ongoing annual maintenance cost of approximately \$500, a free membership and a fully refundable deposit for access keys, subject to the terms and conditions of use outlined in the report to the Executive Committee dated 12th April 2005. It is noted that the proposal covers use of the existing room and provides for four pieces of cardio equipment and a multi-station.
4. Discussion of general business.

** Should you be unable to attend the meeting please sign and return the attached proxy form for the convenience of the representatives attending the meeting.

** All levies should be paid to date for your vote to be valid at the meeting.