

PREMIER STRATA MANAGEMENT PTY LIMITED

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MINUTES OF THE SPECIAL GENERAL MEETING OF OWNERS OF COMMUNITY ASSOCIATION D.P. 270051 HELD AT THE CAPTAIN'S CLUB, 247 BURWOOD ROAD, CONCORD, ON WEDNESDAY 13 JULY 2005 BEGINNING AT 7.00P.M.

Present	Strata Alexander Barrington Bligh Borrowdale Chisholm Elizabeth Fitzroy Flinders	Representative Jim Walsh David Webster Roland Kemelfield Joe Abate David Tuskan (Proxy) Daryl Collins (Part) Linda Maniaci (Part, Proxy) Robert Larizza	Strata Golden Grove Hunter Lawson Lindsay Macquarie Scarborough Wentworth Premier Strata Management	Representative Anthony Hailey Joe Abate (Proxy) Barrie Tomkins (Proxy) Betty Milliss Dorothea Hasley Lindsay Roberts Richard Farmer David Tuskan
Proxies	Strata Chisholm Elizabeth Hunter Fitzroy	Representative Joanne Robertson appoints David Tuskan with instructions. Pauline Gumby appoints Pauline Cepak. Alan Trafford appoints Joe Abate with instructions. Daryl Collins appoints Linda Maniaci for part of meeting.		
Apology	Trish Brown (Lawson)			
In Attendance	Greig Carroll (Flinders 6), Neville Carroll (Flinders 5), Neil Dougan (Alexander 6), Debra Larizza (Flinders 9), Linda Maniaci (Fitzroy 5), Heba Mankanous (Flinders 4), Robert Orioli (Fitzroy 5), Tom Park (Chisholm 13), Vicki Park (Chisholm 13) & Barbara Walsh (Alexander 5).			
Chairman	Robert Larizza			
Quorum	It was noted that a quorum was present.			
Additional Proxy	It was RESOLVED that Barrie Tomkins be accepted as proxy for Trish Brown (Lawson) as, at the last minute, Trish had been unable to attend & had asked Barrie to attend on her behalf.			
Chairman	Robert Larizza			
Interim Financial Statement	It was RESOLVED that the interim financial statement issued as an attachment to the meeting agenda by Premier Strata Management be accepted.			
Minutes	It was RESOLVED that the Minutes of the Annual General Meeting held on 22 November 2004 be confirmed & adopted.			

Pergolas	It was RESOLVED that the installation of pergolas be agreed to in accordance with terms and conditions outlined in the report dated 18 May 2005. It is noted that each strata is responsible for the approval of each installation prior to submission to the Phillips Landing Community Association and each Strata is requested to enact a Special By-Law covering construction and maintenance of the pergolas. It was further RESOLVED that the Phillips Landing Community Association have drawn up a pro forma By-Law for the use of stratas. A VOTE OF THANKS to the pergola sub-committee for their extensive work over a long period of time was carried unanimously.
Gymnasium	A PROCEDURAL RESOLUTION was carried that the agenda Motion be dealt with in four parts, viz.: (a) Formation of a Health & Fitness Club (b) Purchase of equipment (c) Security (d) Method of financing. It was RESOLVED that a Health & Fitness Club not be formed. It was RESOLVED that equipment, as outlined in the report to the executive committee dated 12 April 2005, be purchased at a cost of \$25 000.00 subject to any necessary amendments to the Management Statement being made & the placing of signs in the GYM setting out conditions of use including safety instructions, security measures & liability. It was RESOLVED that the Phillips Landing standard type of security lock be fitted to the GYM door & that the door be fitted with an automatic closer. It was RESOLVED that cost of the GYM upgrade be paid out of the sinking fund. A VOTE OF THANKS to the GYM sub-committee for the considerable effort they put in to develop the proposal was carried unanimously.
General Business	Keys to the Captain's Club, attached to a large tag bearing the message "If found please return to Premier Strata Management. Telephone: 9630 7500" were handed out by David Tuskan to representatives who did not have them. (Elizabeth's to be passed on by Jim Walsh). It was MENTIONED that the responsibility of representatives with regard to the Captain's Club is: • To open the Club for any resident of their strata who has made a booking for its use through Premier Strata Management • To check the condition of the Club prior to its use • To check the condition of the Club after its use • To lock the Club after its use • To advise Premier Strata Management of the condition of the Club after its use. Premier Strata Management provides a list of bookings to representatives via email.
Closure	The meeting closed at 9.55pm.

Jim Walsh
Secretary.