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**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF  
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE  
ON MONDAY 20th JANUARY 2025 COMMENCING AFTER THE AGM**

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**PRESENT** Ken Bunt (105) William Chen (106)  
Mario Christodoulou (72) Ravindra Naidoo (81)  
Yue (Kate) Xing (36) Greg Neilson (89)  
Bill Sutton (13) Peter West (34) Ron Bowditch (112)

**CHAIRPERSON:** Ravindra Naidoo

**QUORUM:** It was noted that a quorum was present.

**MINUTES:** It was RESOLVED that the minutes of the previous Association Committee Meeting held on the 19<sup>th</sup> December 2024 be confirmed and adopted.

**MOTION 2:** It was RESOLVED that Ravindra Naidoo be elected as Chairman

**MOTION 3:** It was RESOLVED that Bill Sutton be elected as Secretary.

**MOTION 4:** It was RESOLVED that Ken Bunt be elected as Treasurer.

**MOTION 5:** It was RESOLVED that the Association Committee appoint the Secretary to be the Associations liaison contact point with Premier Strata Management and that the Treasurer be appointed as the Associations substitute contact point.

**MOTION 6:** It was RESOLVED that the following Sub-Committees be appointed to support the AC in its endeavours.

Estate Maintenance Sub- Committee

Social Sub-Committee

**MOTION 7:** It was RESOLVED to accept the December 2024 Monthly Financials as presented to the Association Committee by the Treasurer.

**Premier Strata Management**

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**MEETING  
NOTES:**

- Following elections for the Association Committee held at the 2025 AGM here are the members of the AC. Ravindra Naidoo, Ken Bunt, William Chen, Peter West, Ron Bowditch, Greg Neilson, Mario Christodoulou, Yue (Kate) Xing and Bill Sutton
  - Following changes to the AC the Key Register for Community property will be updated and a copy is to be supplied to Premier Strata
  - The Estate Maintenance Sub-Committee members are currently Greg Neilson, (Co-Ordinator), Peter West, Ron Bowditch, and Mario Christodoulou
  - The Social Sub-Committee members are currently Ken Bunt, (Co-Ordinator), William Chen, and Yue (Kate) Xing
  - The Independent Auditors Report from Kelly+Partners for the Financial year ended 31<sup>st</sup> October 2024 was presented at the AGM. Summary herewith – *“We have audited the Financial Reports of Community Association DP270218 as at the 31<sup>st</sup> October 2024 and in our opinion the financial reports presents fairly the financial position of the Association as at that time and meet the financial reporting requirements of section 96 of the Community Land and Management ACT 2021”.*
  - Following feedback from the AGM a working group is to be implemented to explore options, within a Due Diligence Process, to ensure that our specific criteria would be met if there was a change to our Managing Agent. This report to be presented at the 2026 AGM.
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- Next meeting will be held on Monday 10<sup>th</sup> February at 7pm to follow up the relevant action items.

There being no further business to discuss the meeting closed at 9:45 pm

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