**Meeting called by Mr Sean Butler**

**Attendees:**

Sean Butler and his legal representative Eva Lin [Jackson McDonald]

Mark Englebert and Jeremy Nipps [Taylor Woodings]

Leith Ayres and Richard Johnson [Minter Ellison]

Les Nathan and David Gilbert [Bankwest]

**Time and Location**

Level 46 Bankwest Tower (108 St Georges Tce Perth) at 11.00am on Wednesday 30 November 2011 (have booked the meeting room for 2 hours)

**Agenda Items**

Matters to be tabled by Mr Butler

National Hotel:

1) Why the National Hotel, valued at over $7m in 2010, is not on the market after 17 weeks.

2) Details of what the receivers have done to prepare the National for selling as from my enquiries it appears nothing has been done.

3) Why occupational safety and **fire safety** issues at the National have not been attended, I have given an estimate of my time to organise items but receivers have advised they will get someone else to attend.

4) Why for sale signs are on the building when it’s not listed for sale. This gives the incorrect impression that it’s hard to sell as it’s been on the market for so long.

Lighthouse Hotel:

5) Is the Lighthouse Hotel, valued at $14m in 2011, sold? Tenders closed on 28th September almost seven weeks ago.

6) The impact of the attached media article with incorrect statements by the receivers, on the sale process.

7) Why were improvements not made to the marketing as suggested in my email to the receivers dated 5th September and forwarded to you on 9th November copy attached.

8) Where has the rent Butler Constructions pays gone, based on the last few years history about $200,000 could have been paid over the last 4 months.

9) Why up to date trading figures on the Lighthouse are not being made available to interested parties now though the agents are saying put an offer in.

10) Why tradesmen were not warned about asbestos and instructed to work on it in an unventilated confined space until I intervened.

11) Why the pool was left unattended and unsafe when the Hotel was full of children.

12) False allegations against myself By Mark Englebert, I take these seriously and they need to be either substantiated or withdrawn with an apology made. Please provide details in response to my email to dated 11 November copy attached.

Butler Constructions

13) Where have profits gone. Based on previous years accounts it should have netted about $180,000 over the last four months.

14) Have debtors, over $400,000 at the time of the receivers appointment, been collected.

15) Has all outstanding tax been paid, collection of pre appointment debtors will clear all tax and pay any outstanding interest and creditors.

16) What are the receiver’s costs to date to administer Butler Construction and what benefit has their involvement brought?

17) Why don’t the receivers want to release details of recent trading history to potential purchasers, what have they got to hide?

18) Why was my and my wifes employment terminated unfairly and without notice 10 weeks after their appointment without payment of wages, entitlements or superannuation? The receivers are not experienced or qualified to do the duties I was performing as should now be well apparent by the inaction on the National Hotel.

Generally:

19) In the past all interest on all loans has been paid on time until Brian did not settle on the sale agreement in May. We then hit winter the quietest trading period after spending over $300,000 on capital works in the previous 12 months in anticipation of the sale. Going ahead the Lighthouse should earn over $1m of which 45% pays rent to the ownership company and 55% goes to Butler Constructions. Brian Benari is a 50% owner of both properties and has a good income that can also be called upon to pay interest. The Bank has personal guarantees from Brian.

20) Bankwest's vision is to be the best value, most innovative and approachable bank in Australia, with an absolute focus on customer satisfaction. We have been good customers for over eight years and if Brian, myself and the Bank could discuss things all this could be sorted out with a good result for the three parties.

21) The possibility that Brian Benari will lose the over $2,000,000 unsecured capital he has contributed to the National Hotel Development given that my numerous concerns have been ignored, and that I have not been allowed to assist and also with reference to the two emails attached.

22) Are there any issues with myself and family starting work on the Lord Forrest Hotel, including management, and any Deed of Restraint needed to maximise the sale price for the Lighthouse Hotel?