

**Phillips Landing Community Association DP No. 270051  
247 Burwood Road Concord NSW 2137**

**Minutes of Executive Committee Meeting  
Held Wednesday 1 September 2004  
Beginning at 7.00pm**

<b>Present</b>	Joe Abate, Daryl Collins, Lindsay Roberts & Jim Walsh
<b>Apologies</b>	Alan Trafford
<b>Chair</b>	Lindsay Roberts
<b>Quorum</b>	It was noted that a quorum was present.
<b>Minutes</b>	It was RESOLVED that the Minutes of the Executive Meeting held on 4 August 2004 be confirmed & adopted.
<b>Executive Committee Officers</b>	It was RESOLVED that, in accordance with Section 34 of the Community Land Management Act 1989, the following officers be appointed: Hon. Chairperson – Lindsay Roberts; Hon. Secretary -- Jim Walsh; Hon. Treasurer – Daryl Collins.
<b>OI 63 Hunter 3 Air Conditioning</b>	It was RESOLVED that the secretary contact Premier Strata & ask them to correct the action taken as per the attachment to their email of 30/08/04.
<b>OI 98 Illegal Parking</b>	It was RESOLVED that the suggestion from Brian Beaven (Lawson) in his email of 26/08/04, that groups of stratas accept responsibility for policing particular visitor parking areas, be taken up. In the first instance, the secretary to ask Brian to contact the representatives of Lindsay & Wentworth re policing visitor parking near their stratas & Lawson.
<b>OI 120 Chisholm 8 Fluorescent Lights</b>	It was RESOLVED that Premier Strata be requested to issue a Section 13A Notice to David Christopher Barill & Antoinetta Barill, Proprietors of lot 8P 'Chisholm', instructing them to remove the unapproved fluorescent lights on the soffit of the balcony facing Frenchman's Walk & to have the soffit returned to its original condition. Further, that if a positive response is not received within 14 days Premier Strata initiate Mediation proceedings.
<b>OI 129 Premier Strata, Lack of Service</b>	It was RESOLVED that the secretary make an official complaint to the Managing Director, Dominic Votano, re lack of service over recent months & seek a fee reduction.
<b>OI 131 Architectural Consultancy</b>	It was RESOLVED that Nettletontribe be commissioned to draw up & present plans for potential top floor pergolas, ground floor pergolas & pool area shading at a maximum cost of \$1 250.00.
<b>OI 134 Fountain Power Supply</b>	It was RESOLVED that Premier Strata confirm an order with Pacific Pool (attention Martin) to replace the pump at a cost of approx \$880.00 incl. GST. Further, that CES Electrical be requested (by Joe) to carry out necessary electrical work.

<b>OI 146 Fountain Float Switch</b>	It was RESOLVED that Premier Strata be requested to contact the supplier of the under water float switch, purchased about April 2004, to have it repaired under warranty.
<b>OI 147 Grafted Gum Trees</b>	It was RESOLVED that up to six grafted gum trees be purchased up to a total cost of \$650.00 incl. GST to replace trees removed from Frenchman's Walk.
<b>OI 148 Benches</b>	It was RESOLVED that Joe obtain a quote from Minotaur to paint/reoil the 21 benches.
<b>OI 149 Tree Removal</b>	It was RESOLVED that Premier Strata be requested to contact Canada Bay Council for permission to remove a she-oak tree, which is split down the trunk, located outside Chisholm on Frenchman's Walk.
<b>OI 150 Captain's Club, Rules for Use of</b>	It was RESOLVED that the secretary prepare a notice, for approval, to be given to hirers by Premier Strata & also placed on the notice board regarding care of the club when hired for functions.
<b>OI 151 Pool Signs</b>	It was RESOLVED that the secretary obtain a quote for two pool signs, identical to the current signs, to be placed on the other side of the gates so that they are visible from inside the pool areas.
<b>OI 152 'Saturade' &amp; Soaking Hose</b>	It was RESOLVED that 10 x 3kg bags of 'Saturade' at a total cost of \$250.00 incl. GST & 10 rolls x 50m of soaking hose at a total cost of \$290.00 incl. GST be purchased for use on the gardens.
<b>OI 153 Adherence to Acts &amp; PL Mgt Statement</b>	It was RESOLVED that Premier Strata be requested to place an item on the agenda for the AGM re adherence to The Community Land Management Act 1989, the Strata Schemes Management 1996 & the Phillips Landing Management Statement 1998 as amended March 2004.
<b>Other Open Issues</b>	It was RESOLVED that other Open Issues be dealt with as per the Open Issues List as at 1 September 2004.
<b>Closed Issues</b>	It was RESOLVED that the following issues be closed: 117, 128, 130, 137, 138.
<b>Next Meeting</b>	Wednesday 6 October 2004 at 7.00pm
<b>Closure</b>	The meeting closed at 10.10pm

Jim Walsh  
Hon. Secretary  
12 September 2004.