

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

**Minutes of Executive Committee Meeting
Held Wednesday 3 November 2004
Beginning at 7.00pm**

Present	Joe Abate, Daryl Collins, Lindsay Roberts, Jim Walsh & Anthony Votano (Premier Strata Management).
Apologies	Alan Trafford
Chair	Anthony Votano
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the Executive Meeting held on 6 October 2004 be confirmed & adopted.
Correspondence Out	Letter to MD of Premier Strata dated 3/11/04 re unsatisfactory level of service.
Statement from Premier Strata	Anthony Votano advised the meeting that Judy Layt is on extended leave & that David Tuskan will be taking her place as our primary contact.
Accounts Y/E 30/09/04	It was RESOLVED that the accounts for the year ending 31/09/04 be approved for submission to the AGM. It was RESOLVED that regarding funds invested Premier (1) Review Macquarie Bank's ROI & (2) Consider increasing the funds in our investment account. (OI 166).
Proposed Budget Y/E 30/09/05	It was RESOLVED that the proposed budget, with minor amendments as discussed, be approved for submission to the AGM.
Other AGM Agenda Items	It was RESOLVED that the following additional items be placed on the AGM agenda: <ul style="list-style-type: none"> • Consideration of the ongoing provision of a GYM. (Paper prepared by Daryl Collins to be included with AGM agenda). (OI 103). • Discussion re the possible installation of top floor & ground floor pergolas. (OI 131).
Captain's Club Hiring Fee	It was RESOLVED that the hiring fee for the Captain's Club be increased from \$25.00 to \$30.00 per session.
Sinking Fund Forecast (OI 167)	It was RESOLVED that Premier obtain quotes for the production of a sinking fund forecast.
Alexander Perimeter Fences (OI 145)	It was RESOLVED that the quote from All Hills Fencing for \$680.00 incl. GST to repair the Alexander perimeter fences be accepted subject to clarification of the work to be done.

Captain's Club Hail Damage (OI 165)	It was RESOLVED that Premier obtain a quote to repair the hail damage to the Captain's Club & make an insurance claim.
Frenchman's Walk, Trees (OI 158)	It was RESOLVED that Premier write to Joanne Robertson advising that the Executive Committee has followed appropriate legal procedures & regards the matter as closed.
Hunter 3, Air Conditioning (OI 63)	It was RESOLVED that Premier issue a Section 13A Certificate to the owner/s requesting them to submit an 'Application for Building or Landscaping Modifications', which is available from the PLCA web site www.phillipslanding.net , the Hunter PLCA representative or our Managing Agent.
Other Open Issues	It was RESOLVED that other Open Issues be dealt with as per the Open Issues List as at 3/11/04.
Closed Issues	It was RESOLVED that the following Open Issues be closed: 54, 123, 129, 144, 146, 152,153, 162, 163 & 164.
AGM	Monday 22 November 2004 in the Captain's Club, at 7.00pm.
Next Meeting	Monday 6 December, at 7.00pm, subject to confirmation from Lindsay.
Closure	Daryl Collins left the meeting at 9.03pm (to attend to work matter). The meeting closed at 10.58pm.

Jim Walsh
5 November 2004.