

Minutes of Executive Committee Meeting
Wednesday 30 January 2008 at 7.00pm

Present	Joe Abate, Marco Benchoam, Daryl Collins, John Musgrave, Jim Walsh, & David Tuskan (Premier Strata Management).
In Attendance	Frank Muzzatti (2 Lindsay) & Mardi Teer (1 Barrington)
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the executive meeting held on 26 November 2007 be confirmed & adopted.
Correspondence In	<p>Letter from Domain Registry of America re renewal of the registration of our website domain name. It was RESOLVED that renewal be made for five years to 23 June 2013 at a cost of \$130.00. (OI 342).</p> <p>Statement from Macquarie Bank showing a balance of \$49,117.65 as at 29/01/08 at an interest rate of 7.15% (OI 166).</p> <p>Premier tabled the Balance Sheet as at 30/01/08 showing a balance of \$131,372.04.</p> <p>Other correspondence was handled under the relevant item below.</p>
Security (OI 307)	It was RESOLVED that the secretary seek feedback from S&M Security &, in particular, enquire about visibility.
Captain's Club Usage (OI 335)	It was RESOLVED that the secretary draft a notice for discussion about casual use of the club.
Illegal Parking (OI 344)	<p>It was RESOLVED that after the placing of two notices, reminding residents of the Parking By-Laws, under the wipers of illegally parked vehicles, that Premier issue a Section 13A Notice. FURTHER that, if illegal parking continues, Premier immediately initiate Mediation Proceedings through the Office of Fair Trading.</p> <p>It was NOTED that Mediation Proceedings have been initiated against the resident/s of 4 Macquarie. (AL 67 NP & ATJ 94T).</p> <p>It was RESOLVED that Section 13A Notices be issued /Mediation Proceedings be initiated against the resident/s of:</p> <ul style="list-style-type: none"> • 8 Barrington. (BAZ 68J). • 7 Hunter. (AZJ 87M). <p>It was RESOLVED that the secretary contact appropriate representatives in an effort to identify the residents responsible for vehicles:</p> <ul style="list-style-type: none"> • EVO 410, purple Subaru SW • TXN 064, red Ford Festiva <p>In response to an email of 30/01/08 from Kaye M Gordon re the illegal parking of AGY 85R, it was RESOLVED that, while the committee has empathy for the situation, in fairness to others it is unable to approve her request.</p>

Real Estate Sign (OI 336)	It was RESOLVED that Premier write to the owners of 3 Bligh asking them to remove the sign in accordance with the PLCA's standing resolution. It was NOTED that Premier had contacted Ray White.
Air Conditioners (OI 337)	9 Lawson: It was RESOLVED that, as there seems to be no alternative, approval be given to the drainage pipe running above the doorway to the downpipe, subject to it being painted the same colour as the bricks. 6 Alexander: It was RESOLVED that the application be approved in accordance with the application & addendum email & subject to the ducting going up to the soffit. 5 Fitzroy: It was RESOLVED that the application, for the already installed air conditioner, be approved as it conforms to the Code.
Washing on Balconies(OI 338)	It was RESOLVED that Premier write to the residents of 10 Fitzroy & a south western unit of Elizabeth (number to be provided by the secretary).
Satellite Dishes (OI 339)	Marco Benchoam volunteered to investigate the need or otherwise for multiple dishes.
Line Marking (OI 249)	It was RESOLVED that Premier arrange for the completion of this task. It was NOTED that the gardeners have offered to rope off the relevant areas when needed. FURTHER that the secretary advise Premier of the outstanding areas.
Missing Tiles Lindsay, Macquarie & Scarborough (OI 326)	Marco Benchoam ADVISED that he should receive quotes for these three stratas, plus others requiring maintenance, within a week & pass on to Premier for distribution. It was NOTED that the PLCA only has an interest in the appearance of the three mentioned stratas.
Barrington Letterbox (OI 340)	Marco Benchoam AGREED to investigate maintenance needed.
Tree Overhanging 5/1 Durham St (OI 341)	It was RESOLVED that Premier advise the owner, Len Aspley, that the PLCA is happy for him to trim the tree but that it will not contribute financially.
Line Marking (OI 249)	It was RESOLVED that Premier arrange for the completion of this task. It was NOTED that the gardeners have offered to rope off the relevant areas when needed. FURTHER that the secretary advise Premier of the outstanding areas.
Graffiti (OI 331)	It was RESOLVED that Premier obtain quotes to spray graffiti guard on entrance signs & pillars.
Other Open Issues	Refer Open Issues List as at 30 January 2008.
Open Issues Closed	It was RESOLVED that the following issues be closed: 212, 316, 325, 327,332, 333 & 334.
Next Meeting	Wednesday 19 March 2008 at 7.00pm.
Closure	The meeting closed at 9.35pm