

**Minutes of Executive Committee Meeting  
 Wednesday 29 October 2008 at 7.00pm**

<b>Present</b>	Marco Benchoam (Acting Chairman), John Musgrave, Jim Walsh, & David Tuskan (Premier Strata Management).
<b>Apologies</b>	Daryl Collins & Joe Abate, & Nic Martino, Security Sub-committee Convenor.
<b>In Attendance</b>	Owners 4 Bligh, Betty & Therese Briggs (10 Flinders), Jim Cameron (1 Bligh), Frank Muzzatti (2 Lindsay) & Ingrid Paling (3 Bligh).
<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 16 July 2008 be confirmed & adopted.
<b>Correspondence In</b>	Email 12/08/08 from Rod Crowne, managing agent for Lindsay, requesting that the relocation of the Lawson letterbox be placed on the AGM agenda.  It was RESOLVED that this item be placed on the agenda & FURTHER that, prior to the meeting, Lindsay discuss with Lawson. (OI 381).
<b>Financial Statements</b>	David Tuskan TABLED the Financial Statements for the year ended 30/09/08. He responded to one query: The 'Levy Payment' of \$2,842.73 was to NSW Maritime for rental of the wharf on Frenchman's Walk. There is no amount for 2007 as no payment was made as a result of the credit received following our representations.
<b>Proposed Budget 2008/09</b>	It was RESOLVED that Premier Strata's recommendation of a total budget (administrative & sinking funds) of \$211,321.00 incl. GST be presented to the AGM. This is an increase of 5.65% on this year.
<b>Management Agency Agreement</b>	It was RESOLVED that the agreement submitted by Premier Strata Management be recommended to the AGM.
<b>Security (OI 372)</b>	It was RESOLVED that the following Motion be placed on the AGM Agenda: That consideration be given to security measures &, particularly, the installation of cameras in the vicinity of the two swimming pools.  It was NOTED, with thanks, that Collette Behrens volunteered to try & obtain indicative costs prior to the meeting.
<b>Illegal Parking (OI 344)</b>	It was NOTED that the following vehicles have been parked illegally in Visitors' Spaces: AH 89 JB white Ford; AXN 64 L white Subaru s/w; DC 2721 Ford Fairlane; JB 2905 Ford Festiva; LP 1180 white Ford & UP 33 KN purple Mirage coupe.  Strata representatives are requested to advise the secretary if they know the owners of these vehicles.

Unapproved Air Conditioner 7 Bligh (OI 378)	It was NOTED that, following Mediation, discussions had been held with the owner who had agreed to consider modifications to meet the code & submit an amended application.
Air Conditioner Application 4 Bligh (OI 382)	Subsequent to discussion with the owners at the meeting they agreed to consult the installers about encasing the drainage pipes from the three indoor units in the wall cavity.
Installation of Blinds 1 Chisholm	It was RESOLVED that the application be approved in accordance with the undertaking that the installation be the same as blinds already existing in Unit 6. Premier to advise owner.
Ray White Sign 10 Bligh (OI 383)	It was RESOLVED that, in accordance with our standing resolution, Premier request the owner to direct the agent to remove the sign within 24 hours. FURTHER, if necessary, Premier to contact Ray White requesting them to remove the sign & if this is not done to initiate Mediation Proceedings.
Washing on Balcony 10 Fitzroy (OI 338)	It was RESOLVED that Premier write to the resident asking them to comply with By-Law 120.
Water Feature Repair (OI 384)	It was RESOLVED that the quote from D-Scapes for \$4,028.00 incl. GST be accepted subject to a 12 month warranty on the pump & a 5 year warranty on the water proofing.
Perimeter Fence Scarborough (OI 385)	It was NOTED that the MA has requested repair. Secretary to check & advise Premier of necessary work.
Tree Trimming (OI 381)	It was RESOLVED that Premier arrange for the trimming of lilly pillies o/s Lawson & at the back of Alexander & trees o/s Flinders near Lawson.
Other Maintenance	Refer Open Issues List as at 29 October 2008.
Open Issues Closed	It was RESOLVED that the following OIs be closed: 249, 331, 345, 358, 359, 360, 363, 364, 365, 373, 374, 375, 376, 377, 379 & 380.
Next Meeting	Following AGM on Monday 24 November 2008.
Closure	The meeting closed at 10.31pm.

Jim Walsh  
Hon. Secretary  
5 November 2008.