

Minutes of Executive Committee Meeting
Wednesday 16 December 2008

Present	Marco Benchoam, Collette Hillier, John Musgrave, Joe Strati & Jim Walsh.
Apologies	David Tuskan (Premier Strata Management).
In Attendance	Nic Martino, (2 Bligh), Convenor Security Sub-Committee, Representative from Bligh, Linda Maniaci, 5 Fitzroy.
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the executive meeting held on 24 November 2008 be confirmed & adopted.
Correspondence Out	Letter of condolence, 19/11/08, to Rosalie Muzzatti, 2 Lindsay, expressing the PLCA's sympathy on the death of her husband, Frank, who was the representative for Lindsay.
Security (OI 372)	Nic Martino presented two samples of lights (BL9051, black & AL2801, silver) which he suggested as suitable for the two pool areas & Captain's Club surrounds. Nic volunteered to demonstrate both lights to the committee. He also recommended twin G9 spotlights where appropriate. It was RESOLVED that, when a decision has been made re above, a quote be obtained to install twin spotlights near each pool & a light timer in the sauna.
Illegal Parking (OI 344)	It was RESOLVED that additional notices be obtained for placement under the wipers of offending vehicles & that further action be taken as appropriate.
Air Conditioning 7 Bligh (OI 378)	It was RESOLVED that the revised proposal be rejected as the appearance of the installation is still unacceptable. HOWEVER approval is given subject to the new vertical sections to the roof & drainage pipes from the internal units being located internally.
Paving, Western Pool (OI 321)	The chairman agreed to contact Joe Abate re specifying a list of defects.
Pavers (OI 329)	Awaiting receipt of quote from Unicorn Maintenance.
Tree Trimming (OI 381)	Tree Removal/Pruning Permit # 27805034 from CBC & Quote 19290, 16/12/08, from Active Tree Services, were tabled. The chairman will contact Joe Abate re queries about Permit wording & the obtaining of a second quote.
Lawn Edging (OI 347)	It was RESOLVED that the secretary ask Premier to write to Unicorn reminding them of our request to use an edger rather than a whipper snipper.

Hunter Letterbox (OI 388)	Quote from DJE Building Services # 62895/S/12/08, 4/12/08, to rebuild to same standard was tabled. Secretary reported he had not as yet been able to contact the Hunter representative asking if the strata wished the box to be rebuilt (at their incremental cost) to the new A4 standard. Secretary to follow up.
Other Maintenance	Refer Open issues List as at 16 December 2008.
Open Issues Closed	It was RESOLVED that the following OIs be closed: 348, 382, 383 & 385.
Next Meeting	Wednesday 25 February 2009, at 7.00pm.
Closure	The meeting closed at 9.30.

Jim Walsh
Hon. Secretary
23 December 2008.