

**Minutes of Executive Committee Meeting  
 Held on Wednesday 7 April 2011 Beginning at 7.05pm**

<b>Present</b>	Stephen Hillier, Oliver, Jim Walsh, David Webster; David Tuskan (Premier Strata Management).
<b>Apology</b>	Therese Briggs
<b>In Attendance</b>	Ingrid Paling (3 Bligh), for 'Families with Young Children Group' item.
<b>Chairman</b>	David Webster
<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 9 February 2011 be confirmed & adopted.
<b>Financials</b>	Expenditure for the period 1 October 2010 to 7 April 2011 & the balance sheet as at 7 April 2011 were tabled. Funds balance was \$164,182.44, made up of \$32,655.79 in the Administrative Fund & \$131,526.65 in the Sinking Fund.
<b>Families with Young Children Group</b>	Ingrid Paling informed the meeting that a 'Phillips Landing Families with Young Children Group' for pre-school children was being formed, with Piia Iiovener (5 Hunter) as convenor.  It was RESOLVED that the group be given exclusive use of the Captain's Club from 10.00am to 12.30pm on the first & third Fridays of each month on the understanding that the convenor, or her representative, accepts responsibility for the group.  It was FURTHER RESOLVED that up to \$150.00 be allocated to the group for the following items: power point covers; child proof locks for lower cupboards; calico covers for the lounges; small broom & pan; first aid kit (for general use).
<b>Power</b>	David Tuskan REPORTED that Caslec Electrical Contractors will be asked for a quote to determine our future power requirements. Oliver is pursuing alternative power sources.

**By-Laws**

<b>Illegal Parking</b>	David Tuskan ADVISED a letter has been sent to the resident of 5 Wentworth re parking in visitors' bays.
<b>Unapproved Air Conditioning Ducting</b>	It was RESOLVED that the secretary send a reminder to the owner of 10 Hunter re the modification of ducting promised by 30 April 2011.
<b>Air Conditioner Application</b>	It was RESOLVED that the application from the owner of 7 Elizabeth be approved subject to clarification of the colour of ducting.
<b>Roller Shutters Application</b>	It was RESOLVED that the application from the owner of 1 Wentworth not be approved as it is considered the type of shutter proposed would be detrimental to the appearance of the complex.

## Gardening

David Webster, gardening sub-committee convenor, REPORTED:

- the next phase of tree trimming will begin soon
- watering is under consideration
- an opportunity will be given to the owners of Golden Grove & Alexander to meet with the gardening sub-committee concerning the trees & paths between their stratas.

If stratas wish to recommend specific gardening work please email David Webster on [ydweb@bigpond.net.au](mailto:ydweb@bigpond.net.au)

## Property Maintenance & Improvement

<b>Appearance</b>	David Tuskan ADVISED that Borrowdale strata has decided not to contribute to the installation of A4 boxes. Thus he will arrange painting of the existing boxes  Scarborough: David Tuskan will follow-up painting  Wentworth letterbox: Jim will follow-up painting.
<b>General Maintenance</b>	Lights not working in fountain: Secretary has contacted CES Electrical.  Eastern fence: Secretary to contact peak maintenance to repair palings.
<b>Rats</b>	David Tuskan REPORTED that he had received an email from the resident of 3 Lawson, dated 15/03/11, concerning rats. It was RESOLVED to monitor the situation & take action if necessary.

## General Business

<b>Keys</b>	It was RESOLVED that Captain's Club keys be provided to the convenors of the Families with Children Group & the Singing Group. David Tuskan to attend.
<b>Notice</b>	It was RESOLVED that the proposed notice re various PL issues be published in colour for maximum impact. Secretary to prepare draft, & advise cost, for approval.
<b>Next Meeting</b>	Wednesday 29 June 2011 at 7.00pm.
<b>Closure</b>	The meeting closed at 9.18pm.

Jim Walsh,  
Hon. Secretary  
([secretary@phillipslanding.net](mailto:secretary@phillipslanding.net))  
14 April 2011.