

**Minutes of Executive Committee Meeting  
 Held on Wednesday 29 June Beginning at 7.10pm**

<b>Present</b>	Therese Briggs, Stephen Hillier, Oliver, Jim Walsh, David Webster; David Tuskan (Premier Strata Management).
<b>In Attendance</b>	Filomena Gard (12 Golden Grove), Pauline Gumby (6 Elizabeth), Norma Mancuso (14 Lindsay) & Ingrid Paling (3 Bligh) for part of meeting.
<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 7 April 2011 be confirmed & adopted.
<b>Financials</b>	As at 16 June 2011 funds balance was &143,636.42, made up of \$12,884.77 in the administrative fund &130,751.65 in the sinking fund. Funds balance at the similar time last year was \$140,968.86.  It was RESOLVED that the managing agent obtain two quotes for provision of the next 10 year sinking fund forecast as required by the Act.
<b>Website</b>	At the Chairman's suggestion the meeting varied the agenda to enable Pauline Gumby, our webmaster, & Ingrid Paling to initiate discussion about adding additional information to our website.  Following wide-ranging discussion the committee said it would welcome the inclusion of information considered useful to residents & supported the idea of encouraging residents to both provide & access information. It was left up to the webmaster to determine what information to load, & the committee looked forward to receiving reports at her discretion.
<b>Power</b>	David Webster REPORTED he met with Caslec Electrical Contractors earlier in the day who advised that an initial, essential, report covering the current load situation, & suggestions how to progress, could be delivered for \$950.00 plus gst. It was RESOLVED to accept this quote.  Further, it was RESOLVED to continue pursuing the potential use of solar power for hot water & other methods of reducing the cost of electricity.  It was CONFIRMED that an Owners' Open Forum would be held in the CC on Wednesday 20 July at 7.30pm to enable owners to be updated, ask questions & provide input concerning the above. Secretary to publish flyer.

**By-Laws**

<b>Unapproved Air Conditioning Ducting</b>	It was RESOLVED that the rectification undertaken by the owner of 10 Hunter be approved.
<b>Illegal Parking</b>	It was NOTED that the number of visitors & tradespeople unable to park within the complex has increased due to residents parking in visitors' spaces. The committee invites volunteers to form a sub-committee to address this issue. Please contact the secretary.

## Gardening

<b>Trees</b>	David Webster advised that stage 2 of the tree removal & pruning program will begin shortly.
<b>Pots o/s CC</b>	It was RESOLVED to purchase two large flower pots for placement at the entrance to the CC to prevent vehicles being parked on the pavers.
<b>Requests</b>	If stratas wish to recommend specific gardening work please email David on <a href="mailto:ydweb@bigpond.net.au">ydweb@bigpond.net.au</a>

## Property Maintenance & Improvement

<b>Appearance</b>	It was NOTED that the appearance of some stratas & community property is in need of maintenance. Stephen Hillier volunteered to photograph such property so priorities may be addressed.
<b>General Maintenance</b>	<p>It was RESOLVED that the secretary refer the following to Peak Maintenance for attention:</p> <ul style="list-style-type: none"><li>• fence pickets adjoining Bayview Park (also use of galvanised nails)</li><li>• missing 'Newell' nobs on fence between Lawson &amp; Flinders</li><li>• bench in 'circle' eastern end</li><li>• sanding of pavers at entrance to CC</li><li>• loose step paver at entrance to CC</li><li>• loose step paver on steps leading to Golden Grove &amp; Alexander</li></ul> <p>It was RESOLVED that the secretary list the right hand wall at the eastern entrance for attention when the structural engineer is investigating the walls of the room adjoining the sauna.</p>

## General Business

<b>FWYC Report</b>	A report from Piia Iivonen, the convenor of the 'Families With Young Children' group was TABLED. This group meets on the 1 <sup>st</sup> & 3 <sup>rd</sup> Fridays during school terms. Details on our website.
<b>ABMT</b>	The committee congratulated Norma Mancuso, & other members of the Women's Group, for their outstanding success in raising \$1,930.00 for cancer research at 'Australia's Biggest Morning Tea' held on 30 May.
<b>Next Meetings</b>	Exec Committee: Wednesdays 24 August & 19 October at 7.00pm. AGM: 21 November at 7.00pm.
<b>Closure</b>	The meeting closed at 10.06pm.

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