

**Minutes of Executive Committee Meeting
 Held on Monday 18 June 2012 Beginning at 7.06pm**

Present	Stephen Hillier, Oliver, Wendy Thompson, Jim Walsh & David Webster. David Tuskan (Premier Strata Management).
Chairman	David Webster
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the executive meeting held on 4 April 2012 be confirmed & adopted.
Financials	Financials YTD, 01/10/2011 to 07/06/2012, were presented by the MA. As at 07/06 the administrative fund was minus \$12,806.34 & the sinking fund \$135,120.49 giving a net balance of \$122,314.89. As a comparison, the net balance as at 22/08/2011 was \$154,873.89. Significant expenditure this year has included foreshore landscaping \$6,636.36; foreshore stones and fences \$1,900; concealed underground water leak \$12,000.00; tree maintenance \$6,781.60 & electrical upgrade \$9,900.00.

Property Maintenance & Improvement

Appearance of Stratas	Concern was expressed regarding the effect on the complex as a whole of the lack of maintenance on some strata buildings even though this has previously been raised with strata representatives or managing agents. It was RESOLVED that, if necessary, an SGM be held on Monday 20 August to address this issue. Secretary to draft motions if required.
Letterboxes	Quotes from Ryan Letterboxes & NS & ES Bricklaying to repair Borrowdale & Chisholm letterboxes were tabled. It was RESOLVED to include in the 2012/13 budget.
Pavers	It was AGREED to place on the list of work to be done the maintenance of pavers between Barrington & Scarborough, & Wentworth & Chisholm. Permission from Council may have to be sought for the removal of some trees.
Lights	The MA advised that Caslec Electrical has been asked to address the problem with bollard lights between GG & Alex. It was RESOLVED to accept the quote of \$583.00 incl. gst from CES Electrical to repair the vandalised light on Frenchman's Walk.
GYM	It was RESOLVED that the MA arrange for repairs to equipment including the affixing of the weights bench press in its appropriate position & the provision of a holder for weights. FURTHER that the secretary endeavour to see if two or three regular users would form a GYM sub-committee.
Fence 245/247 Burwood Rd	It was RESOLVED, subject to the MA obtaining a validating quote, to accede to the request from 245 Burwood Rd to share the cost of replacing the common boundary fence. Our share is \$1,900.00 approx.

Property Maintenance & Improvement (continued)

Water Feature	D-scapes' report recommending the installation of a submersible pump at a cost of \$4,933.00 + gst was tabled. The MA will obtain more information re benefits. David Webster agreed to consider ways to improve the appearance of the white cement on the edge of the water feature.
Captain's Club	Secretary to contact Peak Maintenance re minor repairs to doors.

Gardening

Proceeding according to plan.

By-Laws

Awning 7 Bligh	It was RESOLVED that the application to install a folding arm awning be approved subject to the installation being below the gutter & under the eave as per figure #1 & the colour being Brunswick Green.
Blinds 13 Elizabeth	It was RESOLVED that the application to install blinds be approved subject to blinds & track being Brunswick Green & the tracks being taken to the balcony floor.
Blinds 16 Elizabeth	It was RESOLVED that the application to install blinds be approved subject to blinds & track being Brunswick Green.
Illegal Parking	It was RESOLVED that, as a consequence of no agreement being reached at Mediation, an Adjudication Order be sought for breaches of By-Law by the residents of 2 Golden Grove. It was RESOLVED that the MA again contact the residents of 1 Lawson &, if no agreement is reached, Mediation proceedings be initiated.

General Business

Work Health & Safety Act 2011	The MA advised he will update members regarding Workcover's requirements under the new Work Health and Safety Act and Regulations at the AGM.
Postal Deliveries	The secretary advised he had complained to Australia Post regarding the misdirection of mail within our complex. A reply was received stating 'this issue will be addressed with staff responsible for deliveries'. Please contact the secretary if you continue to experience problems.
Next Meeting	Monday 20 August at 7.00pm or following possible SGM.
Closure	The meeting closed at 9.05pm.

Jim Walsh
Hon. Secretary
secretary@phillipslanding.net
20 June 2012.

Another Successful 'Australia's Biggest Morning Tea'

Congratulations to the Phillips Landing Women's Group who raised **\$1,555.00** for cancer research at their 4th ABMT on 28 May.