

**Minutes of Association Committee Meeting
Held on Tuesday 13 June 2023 at 6.30pm**

Present	P Sheldon, G Patterson; D May; S Johnson; B Vespa; J Robertson
In Attendance	S Attwooll (Elizabeth); B Duncan (Elizabeth); D Tuskan (Premier Strata Management)
Apologies	J Olander
Chairman	P Sheldon
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the Association Committee meeting held on 18 April 2023 be confirmed and adopted subject to the following amendment: K Llewellyn (Elizabeth) was incorrectly noted as being present – N Dennis (Elizabeth) was present.
Financials	Current Funds: As at 1 June 2023 funds balance was \$286,195.13, comprising \$39,517.66 Administrative Fund and \$246,677.47 Capital Works Fund.

Correspondence

Safety - handrails	The EA Building Group quote was accepted (\$18,140 plus gst). Since the last meeting, committee has received confirmation/separation of individual installation costs between the Community Association and individual strata plans where installation of handrails is deemed necessary.
Phillip's Landing website	Website design brief has been completed and approved by the committee. Quotes to be obtained from various providers.
Abloy security key system	Previous committee meeting noted the following: The current Abloy keying system is obsolete, ie cylinder parts for locks and key blanks are no longer available. Integrity locksmiths have provided a costed proposal for replacement of the Community Association locks as well as replacement of the individual strata plan locks should strata plans wish to proceed. The system proposed is the most up to date Abloy. Quote/cost breakdown: 10988-1 = Community Facilities - \$11,915.33** 10988-2 = Alexander - \$1,127.90 10988-3 = Barrington - \$1,703.23 10988-4 = Bligh - \$2,827.96 10988-5 = Borrowdale - \$1,553.37 10988-6 = Chisholm - \$1,809.34 10988-7 = Elizabeth (TBA total key quantity) - \$2,951.10 10988-8 = Fitzroy - \$2,167.72 10988-9 = Flinders - \$2,196.04 10988-10 = Golden Grove - \$1,766.56 10988-11 = Hunter - \$1,285.35 10988-12 = Lawson (unable to access building) - \$1,111.20

	10988-13 = Macquarie - \$3,070.09 10988-14 = Wentworth - \$1,344.42 10988-15 = Lindsay (TBA total key quantity) - \$2,837.99 10988-16 = Scarborough - \$1,067.78 The Community Association EC agreed to proceed with replacement of locks to the common facilities. New keys will be issued to individual residents noting only one key/unit was included in the initial quote**. Committee has agreed a second key per unit should be provided, that cost being additional \$3,406 (This key price is at a reduced price within this project). Each strata plan should also consider their own position and requirements for their building, and whether they wish to upgrade to this latest Abloy system. Please consider as soon as practicable so that Integrity Locksmiths can be engaged to install the new locks and issue keys within the quoted prices for your strata. Note that if a strata plan chooses to do so, unit holder keys will also fit the new locks for common facilities (as was originally). Responses from only 7 strata plans were received. The committee has extended the time frame for responses until end of June 2023. Parking The following sub-committee proposals were accepted at the last committee meeting: 1. Undertake a survey of all residents to see how many would support the Visitor Parking proposal. The proposal would be for a system whereby residents agree to have their car registration numbers recorded by the Community Managing agent. In return, residents would receive a pass for visitor parking. Parking would be monitored by Canada Bay Council. Cars that are not registered with the Council and are without a visitor's pass would be subject to a fine. The survey of residents would be conducted by a letter-drop to residents with all responses sent to the Community Managing agent. The results would inform next steps. 2. Let all residents know that as parking spaces are limited. It is necessary that they are monitored in the most equitable way. 3. If the proposal receives the agreed level of support, then the sub-committee and the Chairman would organise a meeting with Council officers to make sure that everything the council require for the proposal has been covered. The council would then undertake a formal evaluation of the proposal. A draft document was approved by the committee and will be distributed to all on-site residents and the non-resident owners. Elizabeth - footpath to building Clarification of the quote from EA Building Group to install a paved footpath was requested. When additional information requested is received, the committee will consider the quote outside the scheduled meeting (cost \$2,950 plus gst). Community Association lights Ausgrid have been notified of street lights that require repair. Still no action on the reported street lights. Follow up with Ausgrid. Decision on bollards lights has not been made. Decision between "Warm White (3000K), 1300lm (12W) and Neutral White (4000K), 800lm (9W)". Committee to discuss with J Olander.
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Acquisition of defibrillators	Full proposal, including costing, is to be presented at the next Association Committee meeting.
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Maintenance of Community Property

Timber bridge repair/replacement	Kneebone and Beretta engineers report has been commissioned to provide recommendations and advice regarding rectification works for the timber bridge.
Sauna repairs	Sauna repairs have been completed. Sauna floor to be pressure cleaned and lock changed for use by residents.
Tennis court fence repair	Additional quotes to be obtained for repair to the tennis court wire fence, ie fastening the bottom fence sections to the ground.
Garden benches	Quote to repair garden benches, ie sanding and oiling, was not received by the meeting. When received, the committee will consider the quote outside the scheduled meeting.
Repair to Captain's Club complex	Repair and painting of the internal area of the Captain's Club is required. Quotes to be obtained. Earlier colour consultant report to be applied for colour choices previously accepted by EC.
Footpath repair / General maintenance	Quote to repair lifting pavers on the footpath leading to the waterfront gate between the Scarborough and the Barrington buildings. Quote to repair the whole footpath area between the Borrowdale building and the western swimming pool was tabled. Committee members are to inspect the footpath. Obtain quote to repair the footpath along the Lindsay building. Loose handrail on steps leading to the Elizabeth building from the roadway is to be repaired.

Gardening

Report from the Gardening Sub-committee	Application has not been lodged with Council for removal of nine Pine trees located on the eastern side of the complex and five Pipe trees located on the western side. Committee is waiting for an updated report from the Arborist relating to the Gum tree located close to the fence boundary with 245 Burwood Road. Once the updated Arborist's report is received, application to the Council will be submitted.
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Next Meeting	The Committee meeting will be held on Tuesday 8 August 2023, commencing at 6.30pm.
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Closure - The meeting closed at 8.25pm.

IMPORTANT NOTICE FOR RESIDENTS OF PHILLIP'S LANDING

VISITOR PARKING

The members of the Phillip's Landing Executive Committee have been concerned for some time about the problems caused by misuse of the designated Visitors' Parking spaces in the complex. A proposal for monitoring and enforcement by a commercial entity was taken to a General Meeting where it was not supported on costs grounds. Misuse of the parking spaces continues as all would be aware. The committee has tried affixing breach notices to offending vehicles with no effect.

A separate issue is illegal parking on Governor's Drive which presents serious safety issues, especially as it may hinder the access of fire engines and other emergency services vehicles. The lack of available visitor parking spaces feeds into the illegal parking problem. Local police have been asked to enforce the relevant road rule with parking fines. We have been advised that, notwithstanding that the police have jurisdiction, issuing fines for parking infringements on a private road is a low priority.

After consultation with the community liaison officers of Canada Bay Council, it appears that the council could offer a solution. Provided that a majority of residents agree to participate in the parking monitoring scheme, the council will conduct a survey to establish the viability of the proposal which is as follows:

- The residents of each unit will be issued with one Visitor's Parking Permit for each participating unit upon providing the registration numbers of the vehicles owned by the occupants of that unit.
- Each pass will be numbered and contain a hologram to prevent forgery.
- A vehicle parked in the designated Visitor's Parking space must have the Visitor's Permit clearly visible inside the vehicle. The owner of the parked vehicle must comply with our by-laws 83 and 84. That is, the vehicle cannot remain parked in that space for more than 48 hours without prior approval of the PLEC.
- We must pay for the cost of the survey and the signage if the scheme proceeds. The cost is estimated to be about \$1500 which is non-refundable.
- Council rangers will have a list of all the vehicles registered in the scheme. They would conduct regular patrols of the grounds to observe and monitor parked vehicles. Fines would be issued (and enforced by council) to:
 - vehicles that are parked without Visitors' Permits
 - participating vehicles that are parked in contravention of the by-laws
 - vehicles illegally parked in no-parking zones.

Apart from the initial survey and signage cost, there would be no further cost charged to us.

Please indicate **within ten (10) days of the receipt of this notice** whether or not you would support the proposed scheme.

Your response should be sent to:

David Tuskan at Premier Strata, P.O. Box 3030, Parramatta 2124

OR mail@premierstrata.com.au (FAO David Tuskan)