

**Minutes of Association Committee Meeting
Held on Tuesday 8 August 2023 at 6.30pm**

Present	P Sheldon, G Patterson; D May; B Vespa; J Robertson; J Olander
In Attendance	K Llewellyn (Elizabeth); B Duncan (Elizabeth); M Bird (Lindsay); D Tuskan (Premier Strata Management); T McGann (Premier Strata Management)
Apologies	S Johnson
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 13 June 2023 be confirmed and adopted.
Financials	Current Funds: As at 28 July 2023 funds balance was \$308,941.76, comprising \$59,621.05 Administrative Fund and \$249,320.71 Capital Works Fund. Committee to review all expense items and allocations and also the Capital Works schedule in preparation for drafting the next Budget.

Correspondence

Safety - handrails	The EA Building Group still to confirm all measurements prior to ordering and installing stainless steel handrails on the Community areas. D.T. to follow up the contractor asap so community work can proceed.
Phillip's Landing website	Website design brief has been completed and approved by the committee. One quote received (from JMR \$2,250 plus gst for design, concepts, illustration and artwork and \$9,000 to \$11,000 for development of the website based on the brief provided). Waiting for another quote.
Abloy security key system	Previous committee meeting noted the following: The current Abloy keying system is obsolete, ie cylinder parts for locks and key blanks are no longer available.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. At a previous meeting, the Community Association EC agreed to proceed with replacement of locks to the common facilities. New keys to common areas 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 was asked to consider their own position and requirements for their building, and whether they wish to upgrade to this latest Abloy system. AS not all strata plans have provided a response. The committee has extended the time frame for responses until end of August 2023.

	Please consider your decision as soon as practicable so that Integrity Locksmiths can be engaged to install the new locks and issue keys <u>within the quoted prices for your strata</u> (repeated below). Note that if a strata plan chooses to proceed, unit holder keys will also fit the new locks for common facilities (as was originally). Individual Strata's Quoted 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
Parking	52 responses were received to the survey to the Community Association Committee proposal to permit the Council to monitor and manage parking at the Phillip's Landing complex. Majority of the responders wanted to proceed with this proposal. Based on this result, official application will be made to the Council.
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. Following determination was made regarding bollards lights. Warm White (3000K), 1300lm (12W) light globes to be used on bollard lights inside the complex. Neutral White (4000K), 800lm (9W) light globes to be used on bollard lights located along the Frenchman's Walk. This is to maintain uniformity with Council lights in the park and along the foreshore.
Acquisition of defibrillators	It was determined to acquire two St Johns Ambulance G5 Automated External Defibrillators (AED), fully automatic with "Intellisense" feedback and ready kit (cost \$5,635.02 that includes two AED galvanised outdoor cabinets). AED units will be located at each of the swimming pool areas.

Maintenance of Community Property

Timber bridge repair/replacement	Quotes are being obtained for replacement of the bridge timber sleepers and bridge side railings.
Sauna repairs	Major sauna repairs have been completed. Sauna shower screen requires resealing and lock changed for use by residents.
Tennis court fence repair	Quote from Amazing Fencing was accepted (cost \$3,429 including gst).
Garden benches	Work on the garden bench seats has not been completed to satisfaction. Contractor is to return and complete the job.

Footpath repair / General maintenance	Obtain quote to repair lifting pavers on the footpath leading to the waterfront gate between the Scarborough and the Barrington buildings. Obtain quote to repair the 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 side the Lindsay building entrance. Quotes will be received by week ending 18 August.
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Gardening

Report from the Gardening Sub-committee	Report is attached.
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Next Meeting	The Committee meeting will be held on Tuesday 10 October 2023, commencing at 6.30pm.
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Closure - The meeting closed at 9.05pm.