

**Phillips Landing Community Association DP No. 270051
247 Burwood Road Concord NSW 2137**

**Minutes of Executive Committee Meeting
Held Monday 7 February 2005 at 7.00pm.**

Present	Joe Abate, Robert Larizza, Jim Walsh & David Tuskan (Premier Strata Management)
Apologies	Daryl Collins & Alan Trafford
Chair	Robert Larizza
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the Executive meeting held on 20 December 2004 be confirmed & adopted.
Correspondence In	(a) From Energy Australia, 20/12/04, in response to Premier's letter confirming that we are under contract for three years from April 2004. Refer OI 169, now closed. (b) From Waterways, 23/12/04, advising of increased charges for rental of the wharf. Refer OI 174. (c) From Joan Taperell, 6 Lawson, requesting installation of handrails in the Eastern pool. Refer OI 175. (d) From Macquarie Bank, 18/01/05, advising that out Term Deposit for \$42 196.66 has been rolled over to 18/07/05 at 4.7%. Refer OI 166. (e) From Strathfield Partners Strata Management (Manager for Elizabeth), 21/01/05, recommending action re creek coverage/fencing & trip points. Refer OI 176. (f) From Lindsay Roberts, 3 Scarborough, 06/02/05, re illegal parking. Refer OI 177.
Sub-Committee Reports	The three sub-committees: GYM, Pergolas/Shading & Traffic Calming are dealing with their issue but no reports were available. Committee members are: • GYM: Anthony Prior, 8 Alexander (Chair), Joe Abate, Daryl Collins, Roland Kemelfield, , Debra Larizza, , Helen Nuzzo. • Pergolas/Shading: Joe Abate, 5 Borrowdale (Chair); Daryl Collins, Tony Hailey, Debra Larizza, Linda Maniaci, Cliff Noisen, Robert Orioli, Lindsay Roberts, Alan Trafford. • Traffic Calming: Jeff Bromage, 1 Borrowdale (Chair), Joe Abate, Cliff Noisen, Helen Nuzzo.
Nose Tiles (OI 16)	It was RESOLVED that as the PLCA has exhausted all avenues with IPM this issue needs to be handled by stratas. Wentworth has had their tiles repaired & may be able to assist re contractor.
The Elms, Use of PLCA Facilities (OI 179)	David Tuskan advised that the Agreement states privileges are transferable. As this seemed to contradict previous advice it was RESOLVED that Premier provide copies of the Agreement to the exec committee.

Keys to Captain's Club (OI 180)	It was RESOLVED that expenditure up to \$250.00 be approved to provide keys to representatives who do not have them.
Changes to Appearance of Stratas (OI 154)	Consequent to a recent property inspection a list has been drawn up of unauthorised/pre-code changes to the appearance of stratas. It was RESOLVED that the Hon. Chairman contact relevant Strata Managers with a view to having corrective action taken.
Illegal Parking (OI 177)	It was RESOLVED that Premier request the Managing Agent for Scarborough to contact the following residents re the ongoing parking of cars in Visitor Parking Spaces: • Unit 7 re AJS 27R • Unit 2 re XEP 341 & CAT 82T & FURTHER if parking does not cease within 14 days that a Section 12A Notice be issued by Premier & FURTHER if parking continues that Mediation Proceedings be initiated through the Office of Fair Trading.
Code No. 1 Air Conditioners (OI 170)	It was RESOLVED that the draft amendments to the Building & Landscaping Code No. 1, Air Conditioners, be agreed to in principle & issued when the presentation has been finalised. It was NOTED that the objective of the amendments is to give Strata Owners' Corporations the authority to approve installations that conform to the code.
Fitzroy 6, Air Conditioner (OI 85)	It was RESOLVED that approval be granted to relocate the air conditioning unit.
Lindsay 1, Clear Blinds (OI 172)	It was RESOLVED that the previous decision not to approve the installation of clear blinds be upheld.
Captain's Club, Hiring (OI 150)	It was RESOLVED that the draft 'care instructions', to be issued by Premier at time of hiring, be approved subject to minor modifications.
Captain's Club, Lighting (OI 171)	It was RESOLVED that preliminary quote 629 from CES Electrical for \$572.00 incl. GST be accepted subject to further discussion re fittings.
Other Open Issues	It was RESOLVED that other Open Issues be dealt with as per the Open Issues List as at 7 February 2005.
Closed Issues	It was RESOLVED that the following Open Issues be closed: 63, 83, 85, 107 (trsf to OI 154), 108 (trsf to OI 154), 109 (trsf to OI 154), 118, 119, 120, 122 (trsf to OI 154), 129,141, 142 (trsf to OI 154), 156, 169, 172.
Next Meeting	Wednesday 6 April 2005 at 7.00pm.
Closure	The meeting closed at 10.50pm.

Jim Walsh
11 February 2005.