

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

**Minutes of Executive Committee Meeting
Held Tuesday 12 April 2005 at 7.00pm.**

Present	Joe Abate, Robert Larizza, Jim Walsh & David Tuskan (Premier Strata Management)
Apologies	Daryl Collins & Alan Trafford
Chairperson	Robert Larizza
Quorum	It was noted that a quorum was present.
Proxies	Daryl Collins to the Chairperson, Alan Trafford to Joe Abate.
Minutes	It was RESOLVED that the Minutes of the Executive Meeting held on 7 February 2005 be confirmed & adopted.
Correspondence	It was RESOLVED that correspondence be dealt with later in the meeting.
Gym Sub-Committee (OI 103)	The Chairperson welcomed members of the sub-committee, Anthony Prior (Chairperson), Debra Larizza & Vicki Park to the meeting to present their report. After discussion it was RESOLVED that the executive committee supports the stage 1 proposal for the formation of a Phillips Landing Health & Fitness Club at a maximum capital outlay of \$32 000 with free membership & a fully refundable deposit for access keys, subject to the terms & conditions of use outlined in the report. It was NOTED that stage 1 covers the existing room & provides for four pieces of cardio equipment & a multi-station. It was further RESOLVED that the report, subject to any necessary presentation modifications, be put to a vote at a Special General Meeting beginning at 7.00pm on Wednesday 13 July 2005 & that this report be provided to PLCA members in time for them to arrange strata meetings prior to the SGM. The Chairperson thanked the sub-committee for the considerable effort they put in to prepare the report.
Traffic Calming Sub- Committee (OI 178)	The Chairperson welcomed Jeff Bromage, Chairperson of the sub-committee, to present the committee's report. After discussion it was RESOLVED that the executive committee supports, in principle, 'choker' narrowing & authorises Jeff to consult with the CB Council & recommend a design for a trial & obtain prices for permanent 'choker' narrowing. It was further RESOLVED that any recommendation for permanent 'choker' narrowing be put to a vote at a general meeting. The Chairperson thanked Jeff for the effort put in to the preparation of the report.

Pergolas/Shading Sub-Committee (OI 184)	Joe Abate presented the pergola report on behalf of the sub-committee. After discussion it was RESOLVED unanimously that the report be accepted & that the construction of pergolas & the draft code be supported. It was NOTED that, following further consultation with the architects, Nettletontribe, & builders, modifications to improve building standards & appearance have been made to the original specifications & that indicative construction costs have been obtained. It was further RESOLVED that the report & draft code, subject to any necessary presentation modifications, be put to a vote at a Special General Meeting beginning at 7.00pm on Wednesday 13 July 2005 & that this report be provided to PLCA members in time for them to arrange strata meetings prior to the SGM. It was NOTED that it will be the responsibility of each strata to approve & obtain a By-Law covering the construction & maintenance of pergolas. The Chairperson thanked the sub-committee for the significant amount of work it put in to bring the issue to this point.
Painting of Lawson (OI 185)	It was RESOLVED that the Chairman respond to the letter (undated) received from the Lawson executive committee & invite members to a meeting with the executive committee. It was further RESOLVED that a review of Building & Landscaping Code 5, <i>Painting of Building Exteriors</i>, be placed on the agenda for the next executive committee meeting. (OI 186).
Air Conditioners - Clarification from Meeting 7/2/05	It was CONFIRMED that approval for installation of an air conditioner in 1 Borrowdale had been approved subject to ducting being the same colour as the render & being extended to the brick line. It was CONFIRMED that approval for an already installed air conditioner in 9 Elizabeth had been approved subject to conformity with the current code.
Pool Signs (OI 151)	It was RESOLVED that Seton's quote no. 6790 for the provision of two pool signs at a cost of \$496.54 incl. GST be approved.
Hunter 6 Satellite Dish (OI 187)	It was RESOLVED that the satellite dish be approved subject to its being installed in a discrete position behind the false A-shape façade with internal cabling & that the dish be removed from the balcony. FURTHER that other applicants for the same service be required to use this same dish.
Creek Cleaning Equipment	It was RESOLVED that expenditure of \$63.50 be approved to reimburse John Musgrave for equipment purchased to remove algae from the creek on an ongoing basis.
Wentworth Mailbox (OI 188)	It was RESOLVED that, as there is concern with the quality of the repair to the Wentworth mailbox, Alan Trafford be asked to discuss the issue with the builders.
Wentworth – Real Estate Signs (OI 189)	It was RESOLVED, in accordance the resolution passed at the 2002 AGM, that the request from Diane Schick Real Estate, 22 Hart St Balmain, to leave in position the two large 'For Sale' signs already erected, not be approved.

Captain's Club – Broken Window (OI 190)	Premier Strata Management was REQUESTED to seek reimbursement from the resident responsible for breaking the window in the men's toilet.
Eastern Roadway – Double Lines (OI 191)	Held over to next meeting.
ISA Parking	It was RESOLVED that no action be taken re the request from Lawson to write to the Independent Schools' Association regarding rowing spectators parking on the eastern roadway.
Chisholm 8 – Soffit Repair	Premier CONFIRMED that a letter was sent to Jo Robertson in December 2004.
Other Open Issues	It was RESOLVED that other Open Issues be dealt with as per the Open Issues list as at 12 April 2005.
Closed Issues	It was RESOLVED that the following Open Issues be closed: 104, 148 & 181.
Next Meeting	Wednesday 29 June 2005 at 7.00pm.
Closure	The meeting closed at 11.45pm.

NB: A Special General Meeting of the PLCA will be held on Wednesday 13 July 2005 to consider:

- Recommendation from the GYM sub-committee**
- Recommendation from the pergolas/shading sub-committee**
- Possibly other issues.**

Jim Walsh
18 April 2005.