

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

**Minutes of Executive Committee Meeting
Held Wednesday 29 June 2005 at 7.00pm.**

Present	Joe Abate, Robert Larizza, Jim Walsh, & David Tuskan (Premier Strata Management)
In Attendance	Tony Hailey & Debra Larizza (Pergola Sub-committee) Anthony Prior, Debra Larizza & Vicki Park (GYM Sub-committee) Dennis Pettovel & Ms Pettovel (9 Alexander)
Apologies	Daryl Collins & Alan Trafford
Chairperson	Robert Larizza
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the Executive Meeting held on 12 April 2005 be confirmed & adopted.
Correspondence In	Letter dated 14 June 2005 from Energy Australia advising that IPART has approved an increase in public lighting charges. The new average charge to Phillips Landing, for supply & maintenance of equipment, will be \$283 per month, an increase of 12.3%.
Pergolas	It was RESOLVED that the following Motion be put to the SGM on 13 July 2005: That the installation of pergolas be agreed to in accordance with the terms and conditions outlined in the report dated 18 May 2005. It is noted that each Strata is responsible for the approval of each installation prior to submission to the Phillips Landing Community Association and each Strata is to enact a Special By-Law covering construction and maintenance of the pergolas.
GYM	It was RESOLVED that the following Motion be put to the SGM on 13 July 2005: That the formation of a Phillips Landing Health and Fitness Club be agreed to at a maximum capital outlay of \$32,000 (\$18,000 to be financed from the Sinking Fund and \$14,000 from a Special Levy) with an ongoing annual maintenance cost of approximately \$500, a free membership and a fully refundable deposit for access keys, subject to the terms and conditions of use outlined in the report to the Executive Committee dated 12 April 2005. It is noted that the proposal covers use of the existing room and provides for four pieces of cardio equipment and a multi-station. It was RESOLVED that prior to the SGM Premier make enquires regarding our insurance cover with regard to the GYM proposal.
Lawson, Painting & Other Issues (OI 185)	It was RESOLVED that Premier enquire if the evening of Tuesday 19 July is suitable to the Lawson executive committee for a meeting with the PLCA executive committee.

Nose Tiles (OI 16)	It was RESOLVED that Premier formally advise relevant stratas that, as the PLCA has exhausted all avenues with IPM, this issue needs to be handled by the stratas themselves. It was NOTED that Wentworth has had their tiles repaired & may be able to assist re a suitable contractor. It was RESOLVED that Premier respond to Wentworth's invoice submitted by Rod Crowne.
Pool Signs (OI 151)	It was NOTED, with thanks, that Joe Abate has volunteered to erect the two new signs.
Insurance Claim (OI 165)	It was NOTED that our insurance company has approved a payment of \$636.37 against the quote of \$1 250.
Creek Covering/Fencing & Trip Points (OI 176)	It was RESOLVED that Premier follow up the quote promised by Kostas Wrought Iron.
Pools, Salt Water (OI 182)	It was RESOLVED that, in view of the report & quote from Pacific Pool Cleaning dated 7 June 2005, no further action be taken.
Hunter 6 Satellite Dish (OI 187)	It was NOTED, with thanks, that Tony Hailey (Golden Grove) has volunteered to provide a technical report regarding the placement of satellite dishes in general.
Wentworth Mailbox (OI 188)	It was RESOLVED that, as there is concern about the quality of the repair, Premier arrange a meeting between the insurance assessor & Joe Abate & Alan Trafford.
Eastern Roadway Double Lines (OI 191)	It was RESOLVED that this issue be dealt with at the meeting to be arranged with the Lawson executive committee.
Real Estate Signs (OI 192)	It was RESOLVED that this issue be revisited. Refer Resolution of 2002 AGM.
Grate near Lindsay (OI 193)	It was RESOLVED that Premier follow up the quote promised by Kostas Wrought Iron.
Light, Village Green (OI 194)	It was RESOLVED that Premier arrange repair.
Western Pool Timer (OI 195)	It was RESOLVED that Premier arrange repair.
Stray Cats (OI 196)	Premier REPORTED that the Cat Protection Society will set traps for stray cats & that residents will be advised further when a date has been set.
Closed Issues	It was RESOLVED that the following Open Issues be closed: 103, 140, 154, 155, 165, 167, 168, 171, 173, 174, 175, 179, 182, 183, 184, 189,190 & 191.
Next Meeting	Wednesday 24 August 2005 at 7.00pm.
Closure	The meeting closed at 9.12pm.