

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

**Minutes of Executive Committee Meeting
Wednesday 14 March 2007 at 7.00pm**

Present	Joe Abate, Daryl Collins, John Musgrave, Alan Trafford, Jim Walsh, & David Tuskan (Premier Strata Management).
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the Executive Meeting held on 24 January 2007 be confirmed & adopted.
Matters Arising	Daryl Collins reported about his follow up to the eastern pool incident 16/01/07 (OI 295): The resident concerned did not wish to speak to Daryl. However, Daryl spoke to the managing agent & the owner &, through them, the resident apologised for the disturbance & said such an incident would not recur,
Correspondence In	Letter, 06/02/07, from Energy Australia offering a new discount of 4% off regulated rates for three years beginning 16 April 2007. It was RESOLVED to accept the offer. Email from the owner of 1 Barrington requesting repair of community fence damaged by plants. It was RESOLVED that Premier handle as a maintenance item. (OI 303).
Representative for Flinders	Joe Abate, who holds a proxy for one owner, agreed to take on the role in the absence of a resident owner volunteer.
Illegal Parking	Premier's circular letter was tabled. Members of exec committee to arrange distribution. It was RESOLVED to review parking after distribution of letter. It was RESOLVED that an application be made to the Consumer Tribunal to impose a penalty against the resident of 8 Scarborough for non-compliance with its Order made on 20/02/07. (OI 304).
Illegal Use of Facilities (OI 305)	It was RESOLVED that Premier write to the non-resident owner/s of 4 Macquarie concerning their illegal use of the tennis court & illegal parking on 11/03/07.
Tile Maintenance	It was NOTED that Daryl Collins will contact Rod Crowne regarding the repair of tiles to Lindsay (OI 259), Scarborough (OI 260) & Macquarie (OI 273).
Recycled Water (OI 208)	The presentation from 2G Water on 21/02/07 was commented on favourably. We await further developments.

Western Pool Paving (OI 296)	It was RESOLVED that quote 8126.2, 08/02/07, from Kladis Building Solutions' for \$9,086.00 incl. GST be accepted, subject to their also replacing 4 sqm of mis-matched pavers to the left of the gate & supplying samples of pavers prior to beginning work. Further that Kladis be asked to take into account fall of pavers to avoid water draining to gardens.
Rubbish Placed near Hunter's Garage (OI 306)	Joe Abate was REQUESTED to ask the gardeners to remove rubbish which has accumulated.
Security (OI 307)	As a result of discussions with JBL Security Services, it was RESOLVED that the issue of security response requires a fresh look. Therefore, the notice 'Emergency Security Response' originally issued on 29/08/06 & updated on 05/12/06 should be withdrawn. Secretary to attend.
Tree Lopping (OI 299)	It was NOTED that CB Council approval has been received to loop a tree & remove dead trees adjacent to the western end of Alexander. Premier to follow up.
Lawn between GG & Alex (OI 298)	It was RESOLVED that Premier obtain a recommendation from a horticulturalist regarding this lawn.
Satellite Dish Hunter (OI 245)	Alan Trafford REPORTED that the strata will relocate.
Traffic & Parking Lines (OI 249)	It was RESOLVED that Premier obtain a quote to repaint the centre traffic lines, parking lines & to paint "Visitor Only Parking" on visitor spaces.
Pest Control (OI 297)	It was RESOLVED that the quote from Amalgamated Pest Control, 08/02/07, for \$660.00 incl. GST be accepted. FURTHER that stratas & residents be informed that spraying of garbage rooms & interior of units will be available at a cost of \$88.00 incl. GST. It was NOTED that Daryl Collins declared his professional interest in this item & refrained from voting.
Wharf (OI 308)	John Musgrave volunteered to enquire re the possibility of moorings.
Other Open Issues	Refer Open Issues List as at 14 March 2007.
Open Issues Closed	It was RESOLVED that the following Open Issues be closed: 285, 287, 289, 290, 293 & 295.
Open Forum	It was RESOLVED that, to allow information sharing between members of the PLCA & other owners, an Open Forum be held in the Captain's Club on Wednesday 30 May 2007 at 7.00pm. More details later. (35 persons attended a similar event in 2004).
Next Meeting	Following the Open Forum on 30 May 2007.
Closure	The meeting closed at 9.07pm.

Jim Walsh
Hon. Secretary
21 March 2007.