

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

**Minutes of Executive Committee Meeting
Wednesday 6 June 2007 at the Conclusion of the Open Forum**

Present	Daryl Collins, John Musgrave, Alan Trafford, Jim Walsh, & David Tuskan (Premier Strata Management).
Apology	Joe Abate
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the Executive Meeting held on 14 March 2007 be confirmed & adopted.
Correspondence In	Agreed to handle under relevant item.
Finances	David Tuskan tabled the Balance Sheet as at 6 June showing a total balance of \$89,479.28.
Representative for Flinders (OI 315)	In the absence of a resident owner volunteer, it was NOTED that Joe Abate, who holds a proxy for one owner, has taken on this role. It was RESOLVED that the secretary ask the managing agent, Rod Crowne, to endeavour to obtain a resident volunteer at the Flinders AGM on 8/10/07.
Open Forum	It was RESOLVED that action items from the Forum be transferred to the Open Issues List.
Illegal Parking	It was NOTED that the Consumer Tribunal (CTTT), by order dated 23/05/07, imposed a fine of \$550.00, & costs of \$281.00, on the resident, 8 Scarborough, for illegal parking. It was NOTED that Mediation with the residents of 8 Wentworth is set down for 18/06/07. (OI 316). It was RESOLVED that action, as appropriate, be continued to be taken against offenders.
Window Bars 10 Hunter (OI 317)	It was RESOLVED that the executive committee inspect the bars installed on one window, without approval, prior to any decision.
Inappropriate Items on Balconies	It was RESOLVED that the secretary contact the managing agent re a refrigerator on the balcony of 10 Fitzroy. (OI 318). It was NOTED that John Musgrave agreed to speak to the residents of 11 Macquarie re bikes & other items on their balcony. (OI 319).

Tile Maintenance	It was NOTED that the repair of tiles to Lindsay (OI 259), Scarborough (OI 260) & Macquarie (OI 273) are still outstanding. It was RESOLVED that Daryl/John again contact the managing agent, Rod Crowne.
Water (OI 208)	It was NOTED, with thanks, that a number of owners had volunteered to form a sub-committee to investigate the options available. Refer details in Open Forum Report.
Traffic & Parking Lines (OI 249)	It was RESOLVED that the quote of \$2,223.00 plus GST from Ken Fulham Signs, 26/04/07, to repaint the centre traffic lines & parking lines be accepted.
Wharf, Pest Control	The recommendation in Amalgamated Pest Control's report of 20/03/07 for annual inspections was accepted.
Pool Areas' Shading (OI 212)	David Tuskan SUGGESTED that executive members inspect the umbrellas erected at Hunterford estate, opposite the Kings School, on Pennant Hills Road Oatlands.
Wharf, Rental (OI 320)	It was RESOLVED that Premier write to NSW Maritime, in terms of John Musgrave's email of 10/05/07, requesting a reduction in annual rental on the grounds our non-exclusive use.
Garden Lights (OI 269)	It was RESOLVED that Premier ask the cleaners for a quote to check the garden lights (including those on Frenchman's Walk), document required maintenance & identify each light with a number.
Western Pool Paving(OI 296)	It was RESOLVED that the account from Kladis be approved.
Lawn between GG & Alex (OI 298)	The quote from GJS Property Management, 22/05/07, was tabled. It was RESOLVED that Joe & Jim confer & make a recommendation to the committee.
Other Open Issues	Refer Open Issues List as at 6 June 2007.
Open Issues Closed	It was RESOLVED that the following issues be closed: 178, 274, 283, 294, 296, 297, 299, 300, 303, 304,305, 306 & 308.
Next Meeting	Wednesday 8 August 2007 at 7.00pm.
Closure	The meeting closed at 10.55pm.

Jim Walsh
Hon. Secretary
16 June 2007.
(secretary@phillipslanding.net)