

**Minutes of Executive Committee Meeting
 Wednesday 8 August 2007 at 7.30pm**

Present	Daryl Collins, John Musgrave, Alan Trafford, Jim Walsh, & David Tuskan (Premier Strata Management).
In Attendance	Marco Benchoam (Barrington) & Frank Muzzatti (Lindsay).
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the Executive Meeting held on 6 June 2007 be confirmed & adopted.
Correspondence In	Letter from NSW Maritime, 20 July 2007, advising that, in response to our inquiry, they have agreed to reduce the rental on the Frenchman's Walk wharf by 50% as it is not for the exclusive use of the residents of Phillips Landing. (OI 320). The committee recorded their appreciation to John Musgrave who initiated the inquiry. Verbal advice from Joe Abate that he considered paving carried out by Kladis around the western pool & outside the Captain's Club to be below standard. It was RESOLVED that Premier contact Jim Kladis & request a senior member of his company to carry out an inspection. (OI 321)
Finances	David Tuskan TABLED the Balance Sheet as at 08/08/07 showing a balance of \$106,796.97. David Tuskan ADVISED that \$47,748.64 was rolled over with Macquarie bank on 16/07/07 @5.75%. Expiry date 14/01/08. (OI 166)
Community Associations of Canada Bay	It was RESOLVED that Phillips Landing Community Association join the 'Association of Community Associations within the City of Canada Bay' currently being formed. It was noted that the official name of this group is yet to be resolved.
Security, General (OI 307)	It was RESOLVED that Alan Trafford contact S & M Security re the possibility of a contract during the summer months.
Security, Cleaners (OI 311)	It was RESOLVED that Premier follow up their request to the new cleaners to provide: • A list of employees • Visible name tags, with photos, for their staff • Uniforms for their staff by 31/08/07. Also, that they be reminded of the possible consequences of keys not being secured.

Captain's Club (OI 309 & 310)	It was RESOLVED to take no action at present to change current arrangements for the Club or "gardeners' room". HOWEVER the committee would welcome alternative ideas for the latter.
Illegal Parking (OI 316)	It was NOTED that Adjudication is pending with the resident of 8 Wentworth. It was RESOLVED that Premier issue a Section 13A Notice to the resident of 5 Wentworth.
Real Estate Signs (OI 322)	It was RESOLVED that the secretary draft a letter to be sent to local agents by Premier informing them of our Standing Resolution.
Unapproved Changes to Strata Appearances (OI 317)	It was RESOLVED that Premier write to the managing agents re unapproved window/door appearances of 10 Hunter, 6 Lindsay & 3 Alexander, requesting owners to complete an 'Application for Building or Landscaping Modifications' form.
Missing Tiles (OI 326)	The committee ACCEPTED Marco Benchoam's offer to address this issue re Lindsay (formerly OI 259), Scarborough (formerly OI 260) & Macquarie (formerly OI 273).
Water Supply (OI 208)	It was NOTED that the sub-committee, being co-ordinated by Allan Kull, is addressing this issue.
Pavers (OI 323)	It was RESOLVED to accept quote #4221, 08/08/07, from Harrison Group for \$385.00 incl. GST to carry out repairs to pavers near Alexander. It was RESOLVED that Joe Abate ask Unicorn Paving to quote for the repair of other pavers around the complex.
Area between GG & Alex (OI 298)	It was RESOLVED that Joe Abate ask the gardeners for a quote to relay lawn.
Wharf Maintenance (OI 324)	It was RESOLVED that Premier obtain a quote from Minotaur to patch & paint.
Captain's Club Painting (OI 325)	It was RESOLVED that Premier obtain a quote from Minotaur to patch & paint.
Other Open Issues	Refer Open Issues List as at 8 August 2007
Open Issues Closed	It was RESOLVED that the following issues be closed: 259, 260 & 273 (combined in OI 326), 309, 310, 312, 313, 314, 315, 318, 319 & 320.
Next Meeting	Wednesday 24 October 2007 at 7.00pm.
Closure	The meeting closed at 10.32pm.

Jim Walsh
Hon. Secretary
17 August 2007.
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