

**Minutes of Executive Committee Meeting
 Wednesday 24 October 2007 at 7.00pm**

Present	Daryl Collins, John Musgrave, Alan Trafford, Jim Walsh, & David Tuskan (Premier Strata Management).
Apology	Joe Abate
In Attendance	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 8 August 2007 be confirmed & adopted.
Correspondence In	Letter from Sheriff's Officer, Burwood, 28/09/07, re payment due to the PLCA by Judgment Debtor, Dean Russo. Amount due: \$468.50 as of 12/09/07 & increasing with the amount of \$0.11 per day.
Financial Statements	David Tuskan TABLED the Financial Statements for the year ended 30/09/07. He responded to two queries: • The increase in electricity charges of 35% over 2006 seems to be due mainly to the GYM upgrade, plus a small increase in the cost base. • He will investigate the interest amount of \$1,494.72 shown as received on investment funds. It does not line up with the amount of the investment & the rate of interest.
Proposed Budget 2007/08	It was RESOLVED that the total budget, administrative & sinking funds, to be presented to the AGM, be set at \$200,000 incl. GST. This is an increase of 3.07% on this year.
Other Motions for AGM	It was RESOLVED that the following two Motions be placed on the AGM agenda: • THAT this meeting supports the actions the executive committee has been taking to discourage residents from parking illegally on the roadway, in the car wash bays & in visitors' parking spaces & directs the committee to continue: - o placing notices on vehicles - o having the Managing Agent send letters & issue Section 13A Notices - o where necessary, initiating Mediation Proceedings, Adjudication Orders or Hearings before the Tribunal. • THAT consideration be given to employing a contractor to collect rubbish deposited on the roadway & gardens.

Security (OI 307)	It was RESOLVED that the secretary contact S & M Security, recommended by Alan, re provision of security services over the summer months.
Illegal Parking (OI 316)	It was RESOLVED that the MA send a Section13A Notice to the resident of 4 Macquarie & a letter to the resident of 10 Alexander.
Changes to Appearance of Stratas (OI 317)	It was RESOLVED that the MA follow-up his request to Rod Crowne.
Missing Tiles (OI 326)	It was RESOLVED that the MA follow-up with Rod Crowne.
Quality of Paving Work (OI 321)	It was RESOLVED that the MA request Joe Abate to document the specific problems in an attempt to resolve this issue.
Lawn between GG & Alex (OI 298)	It was RESOLVED that the revised quote from Unicorn Building Maintenance of \$9,845.00 incl. GST to relay the five sections of lawn with Shademaster Buffalo be accepted. MA to issue order.
Repairs to Garden Lights (OI 269)	It was RESOLVED that the quote from Peak Maintenance of \$871.69 inc. GST be accepted. MA to issue order. (Painting x 33, replace missing fasteners, nuts & bolts x 23 & replace glass x 3).
Cleaning Pavers (OI 275)	It was RESOLVED that the MA ask Aquaclean to recommend the best approach now that the initial cleaning has been done.
Real Estate Signs (OI 322)	It was RESOLVED that the secretary's draft letter to local agents re PLCA policy be accepted for distribution on Premier Strata's letterhead.
Other Open Issues	Refer Open Issues List as at 24 October 2007.
Open Issues Closed	It was RESOLVED that the following Open Issues be closed: 311, 323 & 324.
Canada Bay Community Schemes Alliance	The secretary REPORTED that the main issues being addressed are responsibility for property to which the public has access & illegal parking issues.
Letter of Appreciation	It was RESOLVED that the secretary send a letter to Lindsay Roberts, who is leaving Phillips Landing, thanking him for his contribution to the executive committee over many years, including a number of years as Chairman.
Next Meeting	Following the AGM on Monday 26 November 2007.
Closure	The meeting closed at 9.27pm.

Jim Walsh
Hon. Secretary
27 October 2007.
secretary@phillipslanding.net

2007 AGM – Monday 26 November at 7.00pm