

Minutes of Executive Committee Meeting - Wednesday 30 June 2010

Present	Therese Briggs, Oliver, Joe Strati, Jim Walsh & David Webster; & David Tuskan (Managing Agent, Premier Strata Management).
In Attendance	Barrie Tomkins, 5 Lawson. (For gardening item.)
Chairman	Joe Strati,
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the executive meeting held on 26 May 2010 be confirmed & adopted.

Gardening

Contractors	It was RESOLVED that: - The contract with Unicorn Building & Maintenance be terminated with one month's notice. - The quote from Peter Langtry, t/a Gardens Renewed, for \$10, 200.00 pa incl. gst to supervise his submitted gardening program be accepted. - The quote of the Gardening Maintenance Company, 8 June 2010, for \$59,580.00 pa incl. gst to provide thirty two hours of labour per week over fifty two weeks be accepted. The work will be carried out by one qualified horticulturist & one apprentice. The MA to attend. It was NOTED that, as with the current contract, the cost of new or replacement plants, soil, mulch & tree lopping or removal is additional to the above supervisory & maintenance costs.
Costs	It was RESOLVED that the MA request a credit from Unicorn for \$896.00 for a lawn edger charged to us.
Root Problems nr GG & Alex	It was RESOLVED that the recommendation from Action Trees, 30/6/10, be referred to the Gardening Sub-committee for consideration.

By-Laws

Air Conditioning Ducting	The committee agreed to a request from the owner of 10 Hunter to defer a meeting concerning the unapproved air conditioning ducting until 27-28 August.
Illegal Parking	The MA REPORTED he has still not received the decision of adjudication proceedings re 8 Bligh from the Consumer, Trader & Tenancy Tribunal. He will follow up.

Property Maintenance & Improvement

Pavers in Front of Captain's Club	It was RESOLVED that the MA contact Integrated Building Consultancy to request an onsite meeting with David W & Jim to clarify their recommendations.
Traffic Mirrors	It was RESOLVED that Urth's quote, 18/5/10, for the installation of two traffic mirrors on the eastern driveway for \$463.36 each incl. gst be accepted. Mirrors to be placed in the garden on the north side of the path to Elizabeth & in the garden o/s Chisholm opp. the 'round-about'.
Water Feature	The MA ADVISED that D-Scapes has cleaned the creek & installed the new pump. Commissioning will occur within a few days. It was RESOLVED that an ongoing maintenance agreement be considered in the next budget.
Fence between 245/7 Burwood Rd	It was RESOLVED that the quote of 19/5/10 for \$1,713.50, presented by the owners of 245 Burwood Rd, for half the share of a standard fence be accepted.

Other Open Issues	Refer Open Issues List as at 30/6/10.
Next Meeting	Wednesday 11 August 2010 at 7.00pm.
Closure	The meeting closed at 9.53pm.

Jim Walsh
Hon. Secretary
(secretary@phillipslanding.net).
7 July 2010.