

Minutes of Executive Committee Meeting - Wednesday 11 August 2010

Present	Therese Briggs, Oliver, Jim Walsh & David Webster; & David Tuskan (Managing Agent, Premier Strata Management).
Apology	Joe Strati.
In Attendance	Stephen Hillier (Lawson Representative) & Wendy Thompson (Elizabeth Representative), for part of meeting.
Chairman	In the absence of Joe Strati, Oliver was elected chairman.
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the executive meeting held on 30 June 2010 be confirmed & adopted.
Financials	The MA REPORTED a balance of \$148,724.70 as at 6 August, including \$56,897.57 on term deposit with Macquarie Bank @ 6.00%pa.

By-Laws

Air Conditioning Ducting	Oliver CONFIRMED that the meeting with the owner of 10 Hunter concerning the unapproved air conditioning ducting has been arranged for Saturday 28 August at 9.00am in the Captain's Club.
Illegal Parking	Following the recent unsatisfactory decision from the CTTT on a technicality, the MA ADVISED he would review the format for future applications. It was RESOLVED, in view of complaints from a number of residents concerning the inconvenience their visitors face because some residents regularly park their vehicles illegally in visitors' spaces, that a letter be circulated to all residents requesting offenders to show respect to their fellow residents by adhering to our by-laws. FURTHER, that help be sought to place reminder notices on offending vehicles, and, where necessary, legal action continue to be taken through the Office of Fair Trading.

Gardening

New Contractors	David Webster, convenor of the gardening sub-committee, REPORTED that the new gardeners took over on 2 August. Their regular days onsite are Tuesdays & Wednesdays.
Improvement	Peter Langtry, of Gardens Renewed, in conjunction with the gardening sub-committee, is putting plans in place to improve the state of the gardens & lawns. A meeting will be sought with senior Council officers concerning the removal of inappropriate trees.

Gardening (Continued)

Previous Contractors	The MA was requested to contact Unicorn & ask them to remove any of their items still on our premises,
Green Waste Bins	It was RESOLVED that the MA ask Peak Maintenance if they can return the bins to the bin room after they have been emptied every second Thursday, beginning 19 August.

Property Maintenance & Improvement

Pavers in Front of Captain's Club	It was RESOLVED that further discussions be held with Integrated Building Consultancy & one of the tenderers, SRB (NSW) Pty Ltd. The most appropriate & cost effective solution for the long term appears to be to replace the pavers the width of the driveway with asphalt & install a concrete border between the asphalt driveway & existing pavers. In addition, another drain will probably be necessary. David W & Jim to attend.
Traffic Mirrors	The MA REPORTED that Urfith should install by the first week in September.
Water Feature	It was RESOLVED that D-Scapes' quote of 20/07/10 for \$1,250.00 incl. gst to install a noise reducing enclosure around the pump be accepted.
Captain's Club Entrance	It was RESOLVED that a quote be obtained for the installation of hand-rails & that a doormat be purchased.
Sewer Pump Alarm	The MA ADVISED he will ask the contractors to update contact details on the pump.
Car Wash Bay Columns	David Webster volunteered to investigate the availability of protectors for the walls.
Re-sanding of Bridge	The MA will arrange for re-sanding.

Other Open Issues	Refer Open Issues List as at 11/08/10.
Next Meeting	Wednesday 20 October 2010 at 7.00pm.
Closure	The meeting closed at 8.45pm.

Jim Walsh
Hon. Secretary
(secretary@phillipslanding.net).
17 August 2010.