

**Minutes of Executive Committee Meeting
Held on Monday 18 February 2013 Beginning at 7.32pm**

Present	Stephen Hillier, Oliver, Joe Strati, Jim Walsh & Steve Webb. David Tuskan (Premier Strata Management).
In Attendance	Christine Szewczyk (1 Alexander); Linda Maniaci & Robert Orioli (5 Fitzroy) for ferry service segment.
Chairman	Oliver
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the executive meeting held on 26 November 2012 be confirmed & adopted.
Financials	The MA tabled the financial statement as at 13 February 2013 showing a net balance of \$160,915.59 made up of minus \$1,740.34 in the admin fund & \$162,655.93 in the sinking fund.
Ferry Service	Linda Maniaci & Robert Orioli updated the committee regarding their efforts, & those of some Pelican Point residents, to improve ferry services to Bayview Park. The committee congratulated them on their initiative & agreed to support their endeavour. To find out more or to offer help contact Linda on linda_maniaci@yahoo.com.au

Property Maintenance & Improvement

Sewerage Problem near Wentworth	It appears the damaged section is about one metre long twenty metres from the pit. The pipe was cleared in January which should be effective for approx. nine months. MA to obtain quotes from services offering diverse solutions.
Appearance of Stratas	MA to obtain quotes from building maintenance providers to inspect strata exteriors & recommend the urgency & type of maintenance required to preserve the quality of Phillips Landing. Subsequent to receipt of report an onsite inspection to be arranged.
Fencing	It was RESOLVED to accept Handitech's quote, dated 10/01/13, of \$1,122.00 incl. gst to replace approx. 120 palings/posts.
Garden Waste Bin Room	It was RESOLVED to accept Handitech's quote, dated 18/02/13, of \$594.00 incl. gst to install form-ply & brackets in the bin room.
CC Utility Room	MA to revisit existing quotes & obtain others, if necessary, for stabilisation of CC utility room.
Other Items	MA to attend: (1) wall of toilet eastern pool (2) top of Chisholm letterbox (3) Borrowdale #1 box (4) white plaster fishpond surround (5) installation of two hose supports in carwash (6) repair of spin bike in GYM.

Maintenance of Gardens

January Report	Report tabled. Sent to representatives with Minutes.
Other Items	Joe Strati to submit requests to Gardening Committee on behalf of Borrowdale.

Please refer gardening requests to David Webster, Gardening Co-ordinator, at ydweb@bigpond.net.au

By-Laws

Illegal Parking	The extent of the problem of a 'hard core' of residents parking in visitors' spaces was acknowledged. Their behaviour is contrary to the spirit of our Management Statement which states, in part, <i>'Phillips Landing is a community of people. These people share the benefits offered by Phillips Landing. They recognise that rules are needed to promote the successful sharing of these benefits and the enjoyment of them by all residents'</i>. It was RESOLVED that, subsequent to notices & a letter from our managing agent, on a trial basis, parking offenders be taken directly to adjudication with NSW Fair Trading in lieu of firstly approaching mediation.
Approvals	1. Air conditioning Golden Grove 7: Approved subject to adherence to Code 1. 2. Air conditioning Barrington 4: Not approved as installation documentation not provided. 3. Security screens Golden Grove 7: Approved subject to ClearShield frames being stone-beige.

General Business

Invoices from Raine & Horne	It was RESOLVED that Allgate's invoices 45070 for \$1,168.20 & 44748 for \$240.00, dated 06/12/12, received from R & H with regard to Hunter's garage door not be accepted as it is considered a strata matter.
Canada Bay Community Schemes Alliance	1. Review of NSW Strata & Community Scheme Laws: The secretary reported our submission of 25/10/12 will also be incorporated in the position paper being prepared by the CBCSA. Draft legislation is expected to be available for review mid-year. 2. Traffic Congestion Burwood & Parramatta Roads: It was RESOLVED that the secretary be authorised to write to appropriate authorities, on behalf of Phillips Landing, in support of the CBCSA's ongoing request for improvement to the traffic gridlock in the vicinity of the intersection of Burwood & Parramatta Roads.
Next Meeting	Monday 8 April at 7.30pm.
Closure	The meeting closed at 10.35pm.

Jim Walsh
Hon. Secretary
secretary@phillipslanding.net
22 February 2013.