Phillips Landing Community Association DP No. 270051
247 Burwood Road Concord NSW 2137
www.phillipslanding.net

Minutes of Executive Committee Meeting
Held on Monday 23 September 2013 Beginning at 7.00pm

Present	Stephen Hillier, Joe Strati, Oliver, Jim Walsh & Steve Webb David Tuskan (Premier Strata Management).
In Attendance	Andrew McLaughlin (Wentworth) and Gary Patterson (Macquarie).
Chairman	Oliver
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the executive meeting held on 17 June 2013 be confirmed & adopted.
Financials	**Current Funds:** As at 20 September 2013 funds balance was $158,333.10, made up of a deficit of $11,913.97 in the administrative fund & $169,527.07 in the sinking fund. Funds balance at 30 September last year was $125,767.43. **Budget Recommendation:** After consideration of the financial position & the forthcoming expected expenditure it was RESOLVED that the following budget be recommended to the AGM: Admin 188,064.00 + 18,806.00 gst = 206,870.00 Sinking <u>55,000.00</u> + <u>5,500.00</u> gst = <u>60,500.00</u> <u>243,064.00</u> + <u>24,306.00</u> gst = <u>267,370.00</u> This is a 3.4% increase.

Property Maintenance & Improvement

Appearance of Stratas	It was RESOLVED that the MA make a further attempt to find a suitable professional to provide an opinion regarding stratas whose appearance is detracting from the overall appearance of the complex.
Captain's Club & Fountain	It was acknowledged that the outside of the Captain's Club and the fountain and the interior of the 'utility' room are in need of repair. It was RESOLVED to refer to the incoming executive committee.
Pavers	It was acknowledged that the pavers throughout the complex discolour in a relatively short time after cleaning and It was RESOLVED that the MA seek options regarding the most cost effective approach for the long term. Among other possible considerations are sealing after cleaning or replacement with superior quality pavers over a period of time.
Loose Pavers	Strata representatives are requested to advise the secretary of loose pavers of which they are aware by <u>12 October</u> so that any necessary repairs may be carried out at the one time.
Toilets	It was RESOLVED that the secretary request Peak Maintenance to install enclosed toilet paper holders in the toilets.

Property Maintenance & Improvement (Con't)

Cleaning Job Description	It was RESOLVED that the secretary revisit the current job description with a view to making it more detailed.
Entrance Name Sign	As the damaged sandstone name sign at the western entrance detracts from the appearance of the complex it was RESOLVED that the MA seek options to correct the problem. FURTHER that the eastern entrance also be considered in any resolution.
Fencing	It was RESOLVED that the MA ask Handitech to inspect all pickets, posts and railings and quote for necessary repairs including the use of screws to attach palings.

Gardening
No new issues. Refer requests to Gardening Committee Co-ordinator, David Webster at ydweb@bigpond.net.au

By-Laws

Illegal Parking	A proposal from Australian Car Parks Pty Ltd, dated 30 July 2013, to manage parking within the complex was tabled. After discussion, it was RESOLVED that, despite the problem with some residents parking illegally and preventing other residents' visitors and tradespeople parking, the offer was not considered an appropriate 'solution'.
Standing Resolution	It was RESOLVED that the following standing resolution be placed on the 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: • Placing notices on vehicles • Having the Managing Agent send letters & issue Section 13A Notices • Where necessary, initiating Mediation Proceedings, Adjudication Orders or Hearings before the Tribunal.

General Business

Council Clean-ups	Due to the problem with rubbish being around for up to three weeks during Council Clean-ups and the concern our end of Burwood Rd is becoming a dumping-ground, it was RESOLVED that the secretary contact Council seeking a better solution.

Next Meeting
Monday 25 November following the AGM

AGM: Monday 25 November at 7.00pm

Closure
The meeting closed at 9.20pm

Jim Walsh
Hon. Secretary
secretary@phillipslanding.net
30 September 2013.