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

Minutes of Executive Committee Meeting
Held on Wednesday 2 July 2014 at 7.30pm

Present	S Hillier (Lawson), J Strati (Borrowdale), A Harvey (Chisholm) D Tuskan (Premier Strata Management)
In Attendance	A McLaughlin (Wentworth) B Monk (Chisholm) C & C Pilkington (Elizabeth) N Dennis (Elizabeth) J & B Walsh (Alexander) J & M Palumbo (Alexander) C Szewczyk (Alexander) M Frater (Alexander) D Webster (Barrington) J Hu (Elizabeth) P Sheldon (Wentworth) U Rusconi (Lawson)
Chairman	D Tuskan
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the executive meeting held on 2 April 2014 be confirmed & adopted.
Financials	**Current Funds:** As at 1 July 2014 funds balance was $218,751.18 - made up of $22,883.21 in the administrative fund and $195,867.97 in the sinking fund.

Property Maintenance & Improvement

Appearance of Strata Plans	All strata plans were advised that external painting, where required, is to be completed by the next Phillip's Landing AGM to be held in November 2014.
Captain's Club Utility Room & Fountain	It was acknowledged that the outside of the Captain's Club, the fountain and the interior of the 'utility' room are in need of repair. Committee to consider options for future use of the utility room.
Pavers	It was acknowledged that the pavers throughout the complex discolour in a relatively short time after cleaning and It was RESOLVED to 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. Uneven and loose pavers are to be repaired.
Chisholm Building	It was RESOLVED to approve the request from the Chisholm building to replace the existing balcony tiles with porcelain tiles. The colour and the style of the tiles will match the existing.
Chisholm Building	It was RESOLVED to approve the request from the Chisholm building to replace the existing pavers within lot/unit 1 with ceramic tiles. Tiles will not be visible from the Community Lot, ie Lot 1.

Gardening

Garden Maintenance	Tree trimming has now been completed. The gardening committee will be reviewing the current gardening contract in August 2014.

By-Laws

Illegal Parking	A proposal from Australian National Car Parks Pty Ltd (ANCP), dated 30 July 2013, to manage parking within the complex was tabled with a representative from ANCP present to answer questions from the floor regarding the proposal. After the discussion, it was RESOLVED to request ANCP to provide an updated proposal for management of the parking situation at Phillip's Landing. The proposal will be distributed to all the Strata representatives for information and discussion by the individual Strata plans. The proposal will then be included on the agenda for the Community Association Annual General Meeting (AGM) for resolution (note that this will require a Special Resolution at the General meeting). The Community Association AGM will be held on 17 November 2014).

General Business

Letterboxes	It was RESOLVED to paint the remaining Strata letter boxes. The Strata Plans to be asked whether they wish to replace the existing letter boxes with A4 size boxes prior to painting.

Next Meeting
Wednesday 8 October 2014

Closure
The meeting closed at 9.10pm

secretary@phillipslanding.net