

**Minutes of Executive Committee Meeting
Held on Wednesday 11 February 2015 at 7.30pm**

Present	Annette Harvey, Stephen Hillier, Oliver, Gary Patterson and Jim Walsh.
In Attendance	Gary McLaughlin (Lawson), Robert Orioli (Fitzroy), Peter Sheldon (Wentworth), Patrick Tsang (Golden Grove), Bruno Vespa (Fitzroy), David Webster (Barrington), David Tuskan (Premier Strata Management).
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 November 2014 be confirmed & adopted.
Financials	Current Funds: As at 2 February 2015 funds balance was \$248,646.76, made up of \$25,503.44 admin fund and \$223,143.32 sinking fund.

Correspondence In/Out Since Last Meeting

Barrington 3 Air Conditioner	It was resolved to approve the installation subject to the drainage pipe being painted to blend in with the brickwork.
Golden Grove 9 Air Conditioner	It was resolved to approve the installation in accordance with version 2 of the application.

Appearance of Stratas

The Chairman drew to the attention of the meeting that the *Strata Maintenance Review Report 25/10/13* was sent to all stratas. In some instances no or inadequate action has been taken and during an inspection this month stratas were ranked from worst '01' (needing the most attention) to the best '15' (needing no additional work):

01 Scarborough M	08 Chisholm P
02 Fitzroy F (extension requested)	09 Elizabeth K
03 Flinders C	10 Golden Grove D
04 Hunter E	11 Macquarie J
05 Bligh B (extension requested)	12 Barrington N
06 Lindsay L	13 Wentworth R
07 Lawson G	14 Alexander H
	15 Borrowdale A

It was RESOLVED that the managing agent contact the worst six stratas (1-6) requesting a response by 21 February, or after the extension period of 1 July if an extension has been granted, and where responses are not received action be initiated via the NSW Civil and Administrative Tribunal (NCAT).

The next four (7 to 10) to be approached to remedy their issues. 11 and 12 have a couple of unapproved installations to be taken up with individual owners. The condition of 13-15 is satisfactory.

Community Property Maintenance & Improvement

Quotes	It was RESOLVED that the managing agent obtain quotes for: • The repair of cracks and painting to external walls of the Captain's Club, the fountain and the render on letterboxes. • The cleaning of pavers.
Fences	It was RESOLVED that, whilst awaiting a long term plan for fences, where necessary palings be screwed not nailed to horizontal posts.
Future Issues	• Furniture and noise abatement for the Captain's Club. Stephen Hillier volunteered to make recommendations. • Treatment of side pavers. • Seat maintenance. • Parking lines and road lines and signs.
GYM	Peter Sheldon volunteered to monitor use of the GYM and report any issues to the committee.
Cleaning	It was RESOLVED that the committee review the cleaning specification.

Gardening

Maintenance	David Webster reported on recent work and advised the annual plan for tree lopping is being prepared.
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By-Laws

Illegal Parking	The managing agent will circulate further information for consideration.
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General

Next Meeting	Wednesday 8 April at 7.30pm.
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Closure

The meeting closed at 9.20pm.

Jim Walsh
Hon Secretary
17 February 2015.
secretary@phillipslanding.net