

**Minutes of Executive Committee Meeting
Held on Thursday 21 April 2016 at 7.30pm**

Present	A Harvey, Oliver, G Patterson, S Hillier, P Sheldon, B Vespa
In Attendance	M Frater (Alexander), D Tuskan (Premier Strata Management)
Apologies	
Chairman	Oliver
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the Executive Committee meeting held on 21 February 2016 be confirmed and adopted.
Financials	Current Funds: As at 08 April 2016 funds balance was \$328,621.21, made up of \$67,892.44 Administrative Fund and \$260,728.77 Sinking Fund. Noted that payment for painting and repair of Captain's Club & letterboxes will be due after completion next month.

Correspondence In/Out Since Last Meeting

2 Borrowdale (SP 45731)	Correspondence forwarded from last meeting detailing required adjustments to work proposed – No reply to date.
Fitzroy (SP 50409)	Approval forwarded for gable repairs
Macquarie (SP 49932)	Decision forwarded re offer of donation of tree (no, with thanks)
Flinders (SP 52910)	Request for further information re application to remove garden bed and wall

Maintenance of Community Property

Lights along Frenchman's Walk	3 Quotes reviewed, noting differences in the number of lights quoted, approach and costs. Further investigation of options required, including to contact Canada Bay Council regarding replacement of vandalised lights in Bayview park. Noted that satisfactory resolve of the lighting system is necessary prior to consideration of work at front of Wentworth as previously recommended by the Gardening Sub-Committee.
Roadway Signage	Quote from Affective Line Marking NSW accepted after review of 2 quotes from contractors recommended by Premier Strata.
Water Features	Fountain Pond - Quote from D-Scapes for urgent repair of cracks in the pond walls was reviewed and accepted. Timing of repairs to be noted to enable co-ordination with painters (per Captains Club approved work). Fish Pond - Work order to be issued for work previously quoted & approved, having been subject to satisfactory explanation of details by contractor.

Maintenance of Strata Buildings	After review of Scarborough's recent reply to the EC's request for a progress report on the painting of the building exterior, it was resolved to further Seek an adjudication order, noting the first step being Mediation. DT to commence process
Storage of Green Bins	Progress reported on relocating green bins from the current location in the storage area under the Hunter building. Tree maintenance quote approved for PL, allowing application to council for removal of tree in this area as necessary for preparing the area behind the visitor parking spaces at rear of the Scarborough and the Alexander buildings.
Cleaning Quotes	PS Tabled a detailed specification schedule, building on most recent draft. EC agreed that placement and return of Green Bins to Hunter (and subsequently rear of Scarborough/Alexander) is to be part of the specifications quoted cleaners for Common property and that bins will be placed on the road outside Barrington once the new storage area is established. Further 2 quotes required. DT and PS to pursue.

Gardening

Report from the Gardening Sub-committee	The Annual tree lopping and removal of trees within the complex as recommended by the sub-committee, was reviewed. Quote from Fergie's Tree Works was approved for the work detailed with the proviso that for this and subsequent years, prior to commencing any tree removal, the EC would require a photo of each tree earmarked for removal and a brief comment/report on the reason for removal of the tree to be submitted to the EC (who can review between executive meetings when necessary to maintain progress). Re: 3 Lawson, the tree within the patio area is not on Community property. The owner of lot/unit 3 is responsible for the cost of this tree being removed. Re: a proper footpath and possible handrail along the creek bed to the lower pond area requires further investigation as to safety requirements for steps and rails when pursuing quotes. Project for next budgetary year.
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By-Laws

Illegal Parking	It was reported that new Strata laws are still not enacted, and contact with Council's Law Enforcement Department revealed any engagement with council (CBCC) for the purpose of enforcement, will be subject to the new laws and other matters relating to entrance signage and by-laws relating to conditions of entry. It was again reported that various vehicles are still parking along the common roadways and it was noted that the PL Management Statement clearly states this is not allowed under any circumstances and is both dangerous and in breach of the Community Association by-law 83 and the Australian Road Rules 2014 Sec 208 (1) (6). Residents are again advised to report any such parking violations directly to the police. Burwood police telephone number is 97458411. The EC will issue a notice to individual residents to this affect.
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Closure

The meeting closed at 9.25pm.

General

Next Meeting	Monday 20 June 2016, commencing at 7.30pm.
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