

**Minutes of Executive Committee Meeting
Held on Monday 20 February 2017 at 7.30pm**

Present	Oliver, P Sheldon, B Vespa, G Patterson, S Hillier
In Attendance	D Webster (Barrington), J Ficarra (Alexander), J Olander (Golden Grove), G Rocha (Golden Grove), D Tuskan (Premier Strata Management)
Apologies	A Harvey
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 28 November 2016 be confirmed and adopted.
Financials	Current Funds: As at 8 February 2017 funds balance was \$326,943.30, made up of \$67,144.88 Administrative Fund and \$259,798.42 Capital Works Fund. Dramatic increase in water consumption was noted for the three month period ending 31 January 2017. Prolonged watering of the garden areas due to the hot weather required during this period. To be monitored.

Correspondence In/Out Since Last Meeting

3 Hunter (SP 49660)	Application received from lot 3 for installation of an outdoor blind along with the approval from the owners corporation. Approved, subject to the Phillip's Landing building code for installation of exterior blinds and in line with the existing blind installed at the Hunter building.
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Maintenance of Community Property

Captain's Club Room Acoustics	It was resolved to investigate installation of ready made picture/fabric frames in the room to suppress noise.
Gym Equipment	It was resolved to repair the existing gym equipment where required. Replacement/upgrade of the gym equipment to be considered at a later stage, when determination is made on the availability of the room currently used for storage of gardener's equipment. At that time, the gym room floor carpet will be replaced. Notice to be placed in the gym room for removal of all the loose items dumped on the floor, eg hand held weights, radio, cabinet, etc. Only the community owned equipment is to remain.
Tennis Court	It was resolved to repair/replace the tennis court net. It was resolved to repair the tennis court chain wire fencing.
Repairs	Maintenance audit of the Community property and grounds, and the individual strata plans has been undertaken. The maintenance audit report for the individual strata plans will be provided to the relevant strata managing agents for action and distribution to their strata committees.

Bin Bay Construction	Concreting of the designated area for storage of bins will commence by the end of February. Quotes to be obtained for installation of a shed to house the bins.
Parking on Community Property	It was resolved to inform all residents at the complex of the below by-law enacted at the last Phillip's Landing AGM: "The Community Association shall have the following powers in respect of any motor or other vehicle parked or otherwise standing upon the community property: (i) The power and authority to remove that motor or other vehicle from the parcel. (ii) Incidental to the removal of the said vehicle the power and authority to arrange for the towing and/or storage of that vehicle."

Gardening

Report from the Gardening Sub-committee	Lawn will be laid along the foreshore area in front of the Wentworth building to fully complete the gardening work for that section. Planting within the three designated foreshore areas will commence shortly. The owners at 243 Burwood Road have requested that consideration be given to removal of two large trees located on the Phillip's Landing property adjoining the common fence boundary. Removal of these trees will be considered by the committee with the annual tree trimming, removal and replanting programme in May/June.
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General

Next Meeting	The Executive Committee meeting will be held on Monday 24 April 2017 in the Captain's Club room, commencing at 7.30pm.
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Closure

The meeting closed at 9.40pm.