

**Minutes of Executive Committee Meeting
Held on Thursday 21 September 2017 at 7.30pm**

Present	Oliver, G Patterson, B Vespa, M Kennedy, P Sheldon
In Attendance	L Day (Flinders), D Tuskan (Premier Strata Management)
Apologies	S Hillier
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 19 June 2017 be confirmed and adopted.
Financials	Current Funds: As at 7 September 2017 funds balance was \$321,316.22, made up of \$61,875.99 Administrative Fund and \$259,440.23 Capital Works Fund. The committee approved the proposed increase in the community association budget of 2.5 per cent to be presented at the AGM.

Correspondence

Macquarie (SP 49932)	Approval has been given to lot 9 to install a split-system air-conditioning unit.
Chisholm (SP 50915)	Approval has been given to lot 5 to install a split-system air-conditioning unit.
Hunter (SP 49660)	Subject to closer review of the colour of blinds installed by Lots 3 & 10, (photos or inspection) the committee to decide what action deemed appropriate.
Macquarie (SP 49932)	Approval has been given to change colour of the security entry door on the Macquarie building from the current white to Brunswick Green.

Maintenance of Community Property – General Repairs

Fitzroy – request to raise light post	Quote to be obtained.
Fences	Fence repair/maintenance to continue, where required. Committee to investigate staged replacement of existing timber picket fences with a more durable material.
Paving, bench seats, pool pergola repairs	Repairs arranged.
Garden lights	Committee is to undertake audit of all garden lights.

Gardener room	The committee is to consider future use of the room and seek community association approval at the AGM prior to any repairs being undertaken.
Gym	The interior of the gym building will be refurbished following the “gardeners room” being restored so that some gym equipment can be operational while work on the gym is completed.
Gym (safety)	The gym is used by many residents. Recently, it was reported that a resident fell ill while exercising alone. The resident did have a mobile telephone and was able to contact someone to assist and telephone for an ambulance. Residents using the gym should be aware of their own physical and medical condition and of the potential hazard of exercising alone.
Building audit report	The committee has not received responses from all strata representatives regarding progress with repairs identified in the building audit.
Incident (safety)	It has been reported that a resident from the Lindsay building was recently assaulted near his vehicle on the community grounds. This type of incident has not occurred in the past, however, all residents should be vigilant and contact the local police if anything suspicious is witnessed.
Creek & Pond	Noted that the creek has not been running for some weeks and also the pond water level is well below height capacity from the work done to raise the walls and drain level for this purpose. DT to follow up the contractor.

Gardening

Report from the Gardening Sub-committee	The gardening sub-committee has provided a “Gardens and Associated Community Property Improvements Plan”: 1) Foreshore areas – continue to redevelop the remaining three foreshore areas in front of the Chisholm, the Barrington and the Scarborough buildings in the similar style of lawn and gardens as per the Wentworth building foreshore project. This will be undertaken in one section per year, commencing with the area in front of the Chisholm building (cost estimate \$10,000 per year). 2) Grass to garden conversion – remove the existing grass from the garden area on the southern side of the Flinders building, cultivate the soil and add garden soil mix (cost estimate \$3,000). 3) Pathway – remove the existing pebble and stepping stone pathway commencing at the entrance to the Elizabeth building to the fountain and replace with new paved path. Design and extend the new path to the roadway opposite the Captain’s Club (cost estimate \$15,000). 4) Pathway – install a new path (including a new bridge and steps and a handrail) along the water feature/creek down to the lower pond (cost estimate \$18,000). 5) Trees – planting of new trees (cost estimate \$1,100).
Bin Bay	The green waste bins will be moved to a new location behind the Scarborough building.

General

Next Meeting	The Executive Committee meeting will be held on Tuesday 28 November 2017 in the Captain’s Club room, immediately after the AGM. The AGM will commence at 7.00pm.
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Closure - The meeting closed at 9.25pm.

