

**Minutes of Executive Committee Meeting
Held on Wednesday 10 July 2018 at 7.30pm**

Present	Oliver, B Vespa, P Sheldon, S Hillier, G Patterson
In Attendance	D Webster (Barrington), D Tuskan (Premier Strata Management)
Apologies	M Kennedy
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 2 May 2018 be confirmed and adopted.
Financials	Current Funds: As at 28 June 2018 funds balance was \$277,979.07, comprising \$49,458.28 Administrative Fund and \$228,520.79 Capital Works Fund.

Correspondence

Lawson (SP 52390)	Lot 9 – application for installation of four Velux Sun Tunnels (skylights) has been approved subject to the Phillip's Landing Building and Landscaping Code.
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Maintenance of Community Property

Buildings and Grounds Maintenance	Community Association has completed items identified in the audit report requiring repair. Strata plans will be required to complete, or provide a completion schedule, for items identified in the individual strata reports by the Community Association AGM in November.
Garden Shed	Council public exhibition stage has passed. Development approval pending.
Fences	Regular maintenance of the existing timber fences and paved footpaths is to continue. Replacement of the Community Association fences to be considered during the next financial year.
AirBNB	Strata plans may consider introducing their own by-laws relating to, and limiting, short-term letting.

Gardening

Report from the Gardening Sub-committee	Lawn work has been completed along the foreshore areas. Improved irrigation system to be installed along the foreshore. New planting will be undertaken along the foreshore during the next few months, ie winter and early spring. Ten garden benches have been repaired and installed along the foreshore. The remaining nine garden benches will be installed internally around the complex.
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	The new footpath and lighting have been installed along the creek. A handrail will be installed along the footpath steps. Consideration is currently being given to installing a timber bridge on the footpath over the creek. Arborist report has been obtained for the two large Eucalyptus trees located along the newly constructed footpath. The report recommends that some large branches be removed. This will require Council approval. Approval has been given to proceed with the annual pruning of trees. Quote from Fergies Tree Works has been accepted (\$7,600 plus gst).
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General

Next Meeting	The next Executive Committee meeting is scheduled to be held on Thursday 27 September 2018 in the Captain's Club room, commencing at 7.30pm.
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Closure

The meeting closed at 9.40pm.