

**Minutes of Executive Committee Meeting
Held on Thursday 27 September 2018 at 7.30pm**

Present	Oliver, B Vespa, P Sheldon, S Hillier, M Kennedy
In Attendance	D Tuskan (Premier Strata Management)
Apologies	G Patterson
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 10 July 2018 be confirmed and adopted.
Financials	Current Funds: As at 12 September 2018 funds balance was \$265,152.01, comprising \$41,866.74 Administrative Fund and \$223,285.27 Capital Works Fund. It was resolved that a proposed budget increase of 2.7 per cent be presented at the AGM.

Correspondence

Borrowdale (SP 45731)	Lot 3 – application for installation of a split-system air-conditioning unit approved subject to the Phillip's Landing Building and Landscaping Code.
Wentworth (SP 51585)	Lot 4 – application for installation of a split-system air-conditioning unit approved subject to the Phillip's landing Building and Landscaping Code.

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 approval has been obtained for construction of the shed. A certifier will now be appointed to oversee the construction.
Cleaning and Maintenance	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. The footpath between the Fitzroy and the Hunter buildings will be pressure cleaned due to soil erosion from the adjoining garden beds.
General	A general "notice/flyer" will be issued to all residents at the Phillip's Landing complex regarding breach of by-laws 83 - 87 and 90 Parking. The notice will include a warning that vehicles parked along the community roadways will be reported to the police and on-the-spot fines issued.

	The committee to consider options to improve acoustics in the Captain's Club room. A discussion and proposals for use of the current "gardener's room", ie the room adjoining the sauna, will be tabled at the AGM.
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Gardening

Report from the Gardening Sub-committee	Council approval has been obtained for the annual tree removal and pruning work. This work will commence during the week beginning 2 October 2018. Landscaping of the area around the creek will be undertaken – cost \$5,300. The annual garden maintenance contract has been renewed with Peter Smilek Pty Ltd. The committee accepted a 6 per cent increase in fees for the current financial year. Peter Langtry (Gardens Renewed), our garden adviser of nine years has retired. Peter Smilek to provide garden advisory services, initially for a trial period of three to six months working with the gardening committee. The timber bridge will be installed over the newly constructed footpath over the creek. Due to significant erosion, landscaping outside 2 Macquarie will be undertaken as part of the current gardening/improvement work.
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General

Next Meeting	The next Executive Committee meeting will be held immediately after the AGM. The AGM will be held on Tuesday 13 November 2018 in the Captain's Club room, commencing at 7.00pm.
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Closure

The meeting closed at 9.50pm.