

**Minutes of Executive Committee Meeting
Held on Tuesday 16 March 2021 at 6.40pm**

Present	Oliver, B Vespa, G Patterson, M Kennedy, S Hillier
In Attendance	P Sheldon (Wentworth); D Webster (Barrington); 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 28 January 2021 be confirmed and adopted.
Financials	Current Funds: As at 3 March 2021 funds balance was \$268,915.87, comprising \$69,476.80 Administrative Fund and \$199,439.07 Sinking Fund.

Correspondence

Open Issues	Road mirrors and signs – quote from Ken Fulham Signs to replace damaged road mirrors and to replace fading signs was accepted (\$1,766). Captains Club room door – folding door on the storeroom to be repaired and reinstated.
6 Bligh – shed installation	A free standing small shed installed in the private courtyard area without the owners corporation or the Community Association approval. Approval not granted.
4 Barrington – balcony tile replacement	Approval was granted for removal of the balcony edge tiles. Balcony slab edges are to be consistent throughout the building and painted in the same colour as the balcony soffit or a consistent colour throughout the building.
4 Lindsay – air conditioner	Installation does not comply with the Phillip's Landing Community Association code for air-conditioners. External piping is to be rectified to comply with the code and application re-submitted for approval by the Community Association.

Maintenance of Community Property

Sauna Room Repairs	Kneebone & Beretta Consulting Engineer's report was tabled. Recommendations from the report were accepted: (i) stormwater and plumbing to be checked by a qualified plumber; (ii) cracks of less than 2mm to be patched; (iii) the garden beds be removed around the perimeter of the sauna room and replaced with a concrete paving slab, 1m in width and graded away from the existing footings; (iv) a joint be made in the cement render along the base of the external walls where the concrete foundation abuts the brick wall/damp course/weep holes. Quotes to be obtained for this rectification work.
---------------------------	---

Gym Room Window Screens	Wynstan Blinds quote to install three window roller blinds to reduce sun glare in the gym room was accepted (\$730).
Architectural and Landscaping Standards and Building Codes	Draft report has been received from Giles Tribe Architects. Phillip's Landing Executive Committee has reviewed the report. The draft report to be forwarded to the individual strata plans for review and comment.
Bridge repair/replacement	Quotes to be obtained to install an elevated concrete bridge over the existing structure with a stencilled timber finish.
Street Lights	Two faulty street lights belonging to Ausgrid have been on the Ausgrid schedule for repair for over two years. Various issues, including unavailability of parts, were given as an excuse for the delay in repairing the lights. To be followed-up with Ausgrid.
Pest Control – bats in trees	Bats are roosting in the tree located along the Frenchman's Walk. The committee will not take any action at this stage but will continue to monitor the activity.
Flinders – road kerb gutter repair	Quotes to be obtained for repair to the kerb and the adjoining footpath.

Gardening

Report from the Gardening Sub-committee	Due to the noise levels of the petrol equipment operated by the gardening contractor, the gardener will be trialling an electric hedger this week. Progressively, gardening equipment will be replaced with electric equipment.
--	---

General

Next Meeting	The next meeting will be held on Tuesday 18 May 2021, commencing at 6.30pm in the Captain's Club Room. The Chairman of the Executive Committee has resigned from the committee. The committee members have expressed their appreciation for the work and contribution made by the Chairman over the twelve years that he has been involved with the committee.
---------------------	--

Closure

The meeting closed at 8.50pm.