

**Minutes of Association Committee Meeting**  
**Held on Tuesday 29 March 2022 at 6.30pm**

<b>Present</b>	P Sheldon, B Vespa, M Kennedy, J Robertson, G Patterson
<b>In Attendance</b>	D May (Lindsay); B Ko (Bligh); S Malicki (Scarborough); D Tuskan (Premier Strata Management)
<b>Apologies</b>	S Johnson
<b>Chairman</b>	P Sheldon
<b>Quorum</b>	It was noted that a quorum was present.
<b>Minutes</b>	It was RESOLVED that the Minutes of the Association Committee meeting held on 14 December 2021 be confirmed and adopted.
<b>Financials</b>	<b>Current Funds:</b> As at 16 March 2022 funds balance was \$312,513.91, comprising \$73,106.39 Administrative Fund and \$239,407.52 Capital Works Fund.
<b>Executive Committee Vacancy</b>	J Olander (Golden Grove) was appointed to the vacant position on the Association Committee.

**Correspondence**

<b>11 Bligh – balcony awning</b>	Additional information required for consideration by the committee: <ul style="list-style-type: none"> <li>- Colour of the awning (an existing awning installed at the building is green)</li> <li>- Method of attachment to the building (cannot be attached to brick or concrete rendered surfaces)</li> </ul>
<b>Parking on Community Property</b>	Investigate entering into an agreement with the Council to permit parking rangers to patrol Community Association ground parking areas. Turning circle in the visitor parking area between the Bligh and the Fitzroy buildings to be marked as a no parking zone.
<b>Wheelchair access to Community Areas</b>	To improve access to the Captain's Club complex, the following will be installed: <ul style="list-style-type: none"> <li>- A lip in the kerb near the entrance to the Borrowdale building garage to access the footpath to the rear of the Captain's Club room.</li> <li>- A smooth path from this footpath to the tiled area of the Captain's Club room and the swimming pool.</li> </ul>
<b>Phillip's Landing website</b>	Not discussed due to the committee member who raised this item was not present. Deferred to the next meeting.

**Maintenance of Community Property**

<b>Timber bridge repair/replacement</b>	Proposal from Noviion Engineering to formulate scope of works and to manage project work for duration of the project was accepted. Bridge project to be scoped and managed with Noviion from April 2022.
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<b>Curbing repairs and drainage at Flinders building</b>	Scope of works to be formulated by the strata committee and quotes obtained.
<b>Wharf repairs</b>	The committee is to arrange scope of works for additional quotes to be obtained.
<b>Maintenance of eastern pool change room and toilet</b>	Repair pergola timber strut. Install an additional light fitting to the amenities building to illuminate the area behind the building below pergola. Scope of work to be prepared by committee for interior of building.
<b>Scarborough building tree and plumbing issue</b>	Strata to repair damaged underground pipe. Community Association to arrange inspection of surrounding trees for root and canopy reduction.
<b>Western entrance brick wall and pillar repair</b>	Quote received from Affordable Handyman and Building Services was accepted to brace the pillar to the wall – cost \$1,980 plus gst).
<b>Architectural and Landscaping Standards and Building Codes</b>	Draft of updated Architectural and Landscaping Standards and Building Codes will be issued to all strata plans. Strata plans will be required to provide their responses by 30 June 2022.
<b>Fountain pump enclosure</b>	Enclosure is to be reinstated with access doors installed.
<b>Macquarie building – application to replace light fitting</b>	Existing light fitting at the main entrance to the building is damaged and cannot be repaired. Replacement light fitting similar to the existing was approved.
<b>Elizabeth building trees and plumbing issues</b>	Strata to repair and to clear the tree roots and debris from damaged pipe. Community Association to inspect the surrounding trees.
<b>Pressure cleaning community paths and steps</b>	Due to mould and dirt build-up, quotes to be obtained to clean all the paved footpath areas.

### **Gardening**

<b>Report from the Gardening Sub-committee</b>	Gardening committee report is attached to these minutes.
<b>Leaf blowers</b>	Gardening contractor has updated the hedging equipment to electric and is sourcing availability of electric blowers. Gardener is currently reviewing work practices to minimise overall noise.
<b>Garden maintenance outside Macquarie building</b>	Hibiscus plants located at the entrance to the Macquarie building will be trimmed back to remove dead foliage that have been affected by snails. Plants are healthy and do not require removal. Snails are being treated here and elsewhere within the complex due to increased activity from wet weather. Leaning Pine tree is to be inspected by a horticulturist asap.

	Returfing outside the Macquarie building is to be completed when the Pine tree has been attended to.
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**General**

<b>Next Meeting</b>	Next meeting is scheduled to be held on Monday 23 May 2022, commencing at 6.30pm.
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**Closure**

The meeting closed at 8.20pm.