

**Minutes of Association Committee Meeting**  
**Held on Monday 29 August 2022 at 6.30pm**

<b>Present</b>	P Sheldon, B Vespa, M Kennedy, J Robertson, G Patterson, J Olander, S Johnson
<b>In Attendance</b>	S Attwooll (Elizabeth); D Webster (Barrington); M Bird (Lindsay); D Tuskan (Premier Strata Management)
<b>Apologies</b>	D May (Lindsay)
<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 23 May 2022 be confirmed and adopted.
<b>Financials</b>	<b>Current Funds:</b> As at 15 August 2022 funds balance was \$350,982.97, comprising \$81,267.41 Administrative Fund and \$269,715.56 Capital Works Fund.

**Correspondence**

<b>Wheelchair access to the Captain's Club complex</b>	Harrison Group quote for footpath repair and installation of a ramp was accepted (cost \$15,170 plus gst). Additional work to repair the Eastern Pool pergola was accepted (cost \$660 plus gst)
<b>Phillip's Landing website</b>	JMR have been engaged to provide a proposal for the new Phillip's Landing website.
<b>Lighting at the Eastern entrance</b>	It was agreed to install brighter globes in the existing lights. Consideration to be given to install additional light posts if illumination is not adequate.
<b>Lindsay building (SP 51975) – balcony bullnose tiles</b>	Due to deterioration and cracking of balcony bullnose tiles that are a safety concern, request was made by SP 51975 for permission to cut the bullnose on each balcony. Approval granted. The committee has also suggested that the balcony face tiles be removed as a safety precaution.
<b>Security patrols</b>	BNP Securities Protective Services proposal for regular security and emergency call-out patrols was tabled – annual cost \$30,112.50 for three daily patrols. The committee has requested further information regarding timing of patrols and the response period for emergency calls prior to considering the proposal.

## Maintenance of Community Property

<b>Timber bridge repair/replacement</b>	Scope of works provided by Noviiion Engineering along with management of the project work for duration of the project was accepted. Residents will be notified when the work is scheduled to commence.
<b>Kerb repairs and drainage at Flinders building</b>	Quote from Harrison Group deemed as most favourable, however, committee to clarify where the proposed drainage pipe is to be installed.
<b>Golden Grove building (SP 47898) – fence replacement</b>	Quote from All Hills Fencing to replace section of fencing separating community property from SP 47898 was tabled. Committee to check whether replacement is required, or repair would be adequate until the new Architectural and Building Codes are implemented.
<b>Sauna repairs</b>	Quotes to be obtained for repair to the sauna and to the sauna shower recess.
<b>Architectural and Landscaping Standards and Building Codes</b>	Strata plans, collectively, and some individual lot owners have provided input/responses to the draft Architectural and Landscaping report. The committee had determined to elect a sub-committee to collate the information received and to map future process. Elected members are: G Patterson, J Olander, S Johnson, M Kennedy and P Sheldon.
<b>Footpath repair</b>	Pavers along the footpath leading to the Macquarie building are uneven and require repair.
<b>Water leak</b>	Reported water leak along the creek between the Elizabeth and the Macquarie buildings. Plumber to investigate.

## Gardening

<b>Report from the Gardening Sub-committee</b>	Strata plans have been submitting their requests for tree pruning. Deadline for submissions is at the end of August, for work to be undertaken in late September/early October.
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## General

<b>Next Meeting</b>	Next meeting is scheduled to be held on Monday 10 October 2022, commencing at 6.30pm.
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## Closure

The meeting closed at 8.45pm.