

**Minutes of Association Committee Meeting  
Held on Monday 10 October 2022 at 6.30pm**

<b>Present</b>	P Sheldon, B Vespa, M Kennedy, J Olander
<b>In Attendance</b>	D May (Lindsay); M Frater (Alexander); N Dennis (Elizabeth); R Orioli (Fitzroy); J Wright (Golden Grove); D Tuskan (Premier Strata Management)
<b>Apologies</b>	J Robertson, S Johnson, G Patterson
<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 29 August 2022 be confirmed and adopted.
<b>Financials</b>	<b>Current Funds:</b> As at 29 September 2022 funds balance was \$330,355.34, comprising \$60,625.60 Administrative Fund and \$269,729.74 Capital Works Fund. <b>Budget:</b> Proposed budget increase of 5.00 per cent to be presented at the Community Association Annual General Meeting.
<b>Management Agreement</b>	A fixed term management agreement will be tabled at the AGM.

**Correspondence**

<b>8 Bligh – request to install air-conditioner</b>	Approval was granted subject to the conditions in the Building Code for installation of Air-Conditioners, including matching the colour of the conduit casing to the colour of the adjoining downpipe (Brunswick Green) and installing the external unit backing against the wall in front of the downpipe.
<b>Phillip’s Landing website</b>	Deferred to the next meeting due to S Johnson not being present.
<b>Security Patrols</b>	BNP Security Protective Services had commenced patrolling the Community Association areas on 1 October 2022. Three daily random patrols between 6am and midday, midday and 6pm, and 6pm and 6am. Additional signage will be installed around the Community facilities.
<b>Lighting survey</b>	Conducted by the committee member, J Olander, the survey covered all the Community light fittings, including the tall street lights that are serviced by Ausgrid. The committee had agreed that all ground garden light fittings should have a consistent colour light globe and members will discuss further with J Olander the best option of globe type and colour before purchasing. The committee will purchase globes for the cleaning contractor to replace where required. J.O. will approach Ausgrid regarding options for “street” lights with preference to match light head as per tennis court area and possible relocation of some poles.

<p><b>Lindsay building – security keys</b></p>	<p>Lindsay building security door lock is faulty and will have to be replaced. The restricted Abloy key system that permits Lindsay building residents to access both their security entry doors and the Community facilities is now obsolete and replacement parts are not available. This will mean that the building will have to install another locking system with a different key. The Phillip’s Landing Committee is of the view that, at this stage, the Community Association will not replace the existing Abloy key system, meaning that the Lindsay building residents will have an additional security key to carry. This is already the situation with some other strata plans.</p>
<p><b>Parking</b></p>	<p>City of Canada Bay have not, as yet, provided a proposal for Council rangers to patrol the Community areas. Mention of a private firm was also discussed as used successfully by other Community associations known to Premier Strata.</p>

**Maintenance of Community Property**

<p><b>Timber bridge repair/replacement</b></p>	<p>Scope of works provided by Noviiion Engineering along with management of the project work for duration of the project was accepted. Tender from Structural Building Management (SBM) was accepted to remove the timber bridge for detailed inspection of the sub-strata by the engineer – cost \$15,388 plus gst.</p>
<p><b>Footpath repair - Macquarie building</b></p>	<p>Quote from Harrison Group was approved – cost \$2,304.50 including gst.</p>
<p><b>Golden Grove building – fence replacement</b></p>	<p>Quotes from Affordable Building and Strata Maintenance Group were tabled. Additional quote is to be obtained.</p>
<p><b>Sauna repairs</b></p>	<p>Quotes were not received prior to this meeting.</p>
<p><b>Architectural and Landscaping Standards and Building Codes</b></p>	<p>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.</p>

**Gardening**

<p><b>Report from the Gardening Sub-committee</b></p>	<p>Final inspection of trees to be pruned has been undertaken with a quote to be submitted for consideration by the committee. This work to be undertaken in late October. Planting will commence after completion of tree works. The gardening contractor had submitted a fee increase proposal of 9 per cent. The committee to negotiate rate of increase to 6/7 per cent increase. The Gardening committee had investigated replacement of current petrol blowers and purchase of a hand-driven road sweeper and had concluded to stay with the current arrangement. Bowers will be used sparingly and the hand-driven sweeper was deemed inadequate for the roadways at this complex.</p>
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**General**

<b>Next Meeting</b>	Annual General Meeting will be held on Thursday 24 November 2022, commencing at 7.00pm.
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**Closure**

The meeting closed at 8.50pm.