

Minutes of Association Committee Meeting
Held on Wednesday 3th April 2024 at 6.00pm

Present	P Sheldon (Wentworth); D May (Lindsay); S Johnson (Hunter); G Patterson (Macquarie); J Orlander (Golden Grove)
In Attendance	D Webster (Barrington); S Attwooll (Elizabeth); J Abate (Borrowdale); T McGann (Premier Strata Management); J Wright (u7 Golden Grove); J Robertson (Chisholm); R Zang (u9 Golden Grove); A Cosentino (Golden Grove); M Bird (Lindsay)
Apologies	Nil
Chairman	P Sheldon
Quorum	It was noted that a quorum was present and the meeting opened at 6:05pm
Minutes	It was RESOLVED that the Minutes of the Association Committee meeting held on 25 th October 2023 be confirmed and adopted.
5. Financials	<p>Current Funds:</p> <p>a) It was RESOLVED that the financials be reviewed and accepted as at 27th March 2024 funds balance was \$158,187.43 for both the Administrative Fund and Capital Works Fund.</p> <p>ACTION: It was RESOLVED that T McGann (Premier) to review the account codes for work gardening work to see if it had been allocated per the budget between the lawns and gardening categories proportionately.</p> <p>b) It was RESOLVED that a working group be formed to review the Capital Works Expenditure and to review the budget as agreed at the AGM. That the subcommittee to comprise the following members: G Patterson; S Johnson and J Robertson.</p> <p>c) It was RESOLVED that the levy arrears be reviewed. It was noted that Alexander SP 47656 was \$14,243.09 in arrears.</p> <p>ACTION: It was RESOLVED that T McGann (Premier) contact the REP and Conti Strata about their arrears.</p> <p>d) It was RESOLVED to review the HURSTVILLE PLUMBING invoices paid separately by the PLCA and the ELIZABETH (51584) scheme.</p> <p>It was RESOLVED that the delineation between where a pipe ceases to be the responsibility of the individual strata scheme and become the responsibility of the PLCA community association is where the pipe crosses over from the 100 mm pipe to the broader stormwater</p>

	<p>ACTION: SMA to go back to the individual owner and ask for these items and then circulate them to the executive.</p> <p>7(b) SP 48613 – Lot 7 – Air Con It was RESOLVED to approve the air-conditioning application under the landscaping code DP 270051 subject to a photo being provided.</p> <p>IT was NOTED that the scheme’s representative, D Webster provided a photo of the location of where the air-conditioning was to be placed to the committee.</p> <p>The Deed of a Licence for the use of the PLCA Pool and Gym facilities by the neighbouring property at 243 - 245 Burwood Rd, Concord – “the Williams Land” – was TABLED. The four applicants were:</p> <ul style="list-style-type: none"> • Ms Marcella Franco • Mr & Mrs Chabasinski • Mr & Mrs Hall • Mr Neville Stone <p>This was brought about by the recent key Abloy key change and the need to issue new keys. It was noted that statement for the annual contribution was usually distributed in March each year. It was NOT RESOLVED to issue this year’s licence fee notice. It was noted that last year’s licence fee was \$341.68 and would ordinarily attract an annual increase of 5%.</p> <p>It was RESOLVED to seek legal advice as to the DEED from a Strata Lawyer.</p> <p>ACTION: SMA to seek a FEE PROPOSAL and to communicate to the applicants that the matter was deferred to the next PLCA meeting pending legal advice.</p>
<p>8. Pool & Gym – Licence renewal/continuance</p>	<p>9. Existing Matters from previous EC meetings</p> <p>9(a) Phillip’s Landing website This matter was DEFERRED until the next meeting.</p> <p>9(b) Parking It was REOLVED to form a Parking working party to take this project forward to the council now that approval had been granted at the PLCA AGM of 7/2/24. The working party Champion G Patterson, member S Attwooll.</p> <p>ACTION: SMA to provide brief to G Patterson of required steps.</p> <p>9 (c) Bulk Waste It was TABLED that council had proposed onsite collection points for bulk waste council clean ups. The matter was discussed and then it was RESOLVED that the PLCA would not be open to having council waste pick up points onsite preferring to maintain the status quo of curb side pick up on Burwood Rd.</p> <p>ACTION: SMA to communicate the PLCA to council.</p>
<p>10. Correspondence</p>	<p>10 (a) Garden Sprinkler water supply (JA SP45731 - 7/2/24) This was clarified by J Abate to be in relation water usage for garden sprinkler systems originally set up for irrigation. It requires</p>

<p>11. Maintenance of community property:</p>	<p>confirmation as to which taps the gardeners were accessing for this purpose and as to whether that supply belonged to individual schemes or the community. This matter was DEFERRED as insufficient information was available.</p> <p>10 (b) Future solar panels (JA SP45731 - 7/2/24) It was RESOLVED that an Exploratory Working Group be established to garner interest in progressing this topic further and formulate terms of reference for further enquiries. The PLCA member Champion be J Orlander, who undertook to reach out to S Hiller (Lawson) who had some previous involvement in this area.</p> <p>10 (c) Brush Turkeys (JW 47898 15/1/24) It was RESOLVED that a Nest Working Group be formed involving J Wright (47898) the Garden Committee, Alexander Rep M Fratter (47656) and gardener P Smilek to around establishing a plan of action for when the Brush Turkey breeding cycle commences in May /June as the current preferred nesting seems to occur between the buildings of Alexander and Golden Grove.</p> <p>10 (d) Standards review for Awnings for energy efficiency (JW 47898 15/1/24) This item was WITHDRAWN.</p> <p>10 (e) Accessibility This item was WITHDRAWN by the Chairman as insufficient detail to progress to a proposal and would be welcomed to be re-put at a future meeting if accompanied by a proposal.</p> <p>11 (a) Bridge Repair An update was provided by D May that Harrison’s had ordered timber with an expected time line of 14 weeks. Once cut and delivery order confirmed a date and time would be circulated to the community through their representatives.</p> <p>11 (b) Paving reinstatement - Elizabeth/Hunter An update was provided by P Sheldon that contracts had been exchanged and the work was scheduled. It was RESOLVED that a NOTICE be issued by the SMA to all residents about a no go zone for the duration of the works commencing Wednesday 3/4/24.</p> <p>11(c) Tennis court fence repair This item was WITHDRAWN.</p> <p>11 (d) Pool sun lounge – (BV SP50409 4/3/24) This item was REFERRED to the Capital Works Expenditure Sub-Committee.</p>
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<p>12. Gardening Report</p>	<p>The gardening report was presented and adopted.</p> <p>12 (a) It was reported by P Sheldon that the tree works growing season had peaked. That the tree outside Macquarie (49932) which was dead was to be removed.</p> <p>12(b) it was RESOLVED that the Garden Committee would take up the matters of the of the Strelizia Nicolai and the large deciduous tree adjacent and to the rear of Golden Grove with the gardener to formulate a management plan.</p> <p>12 (c) The matter of the pine trees was raised. With a as what was do be done of the stumps and if there was a replacement plan. Attention was drawn to the Gardening Report which outlined that these were diseased and that it would be necessary to wait until the fungus died off to avoid risk of spreading contagion.</p>
<p>13. Other Business</p>	<p>13 (a) Defibrillators This item was DEFFERED to the Capital Works Expenditure Review Sub-committee.</p> <p>13 (b) Borrowdale Paving Reference was made to water pooling on the paving adjacent to Borrowdale (45731). D May of the committee undertook to take photos and pass it to the executive Committee for review.</p> <p>13(c) Fire Safety – Hydrant Testing It was RESOLVED to have this year’s annual Hydrant Test conducted by A Plus fire.</p> <p>13(d) Wharf An update was provided by S Johnson that a work order had been issued to Hire a Hubby to do the make safe works. It was further reported that the timbers were largely sound. It was RESOLVED to form a working group to championed by S Johnson as to terms of reference for repairs. The possibility of a community grant was proffered by M Bird. An email requesting further information from council was sent.</p> <p>13(e) Colour Scheme Palette</p> <ol style="list-style-type: none"> i. It was discussed that previous recommendations for a colour palette for exterior painting of the communal areas of the Gym and Captains Club block had been recommended. ii. It was felt that this could be referenced for any blocks wishing to look at external painting in the coming future. iii. Reference was made to the existing by-laws which stipulated the process, where by schemes should do their preliminary work, forward that to the PLCA executive, who would then take it to a general meeting of the PLCA for endorsement before giving the go ahead. iv. It was RESOLVED that the Capital Works Review sub-committee should ask each scheme their intention as to any repainting of their buildings exterior in the ensuing two (2)years. <p>It was RESOLVED that a Colour Scheme Working Group be formed with D May as Champion and Member M Kennedy.</p>

	ACTION: CWR sub-committee to supply information to SMA for circulation to all REPS.
Next Meeting	The Committee meeting will be held on Wednesday 19 June 2024, commencing at 6.00pm. Captains room.

Closure - The meeting closed at 8:18 pm.

