

Phillips Landing Community Association DP 270051
247 Burwood Road Concord NSW 2137
www.phillipslanding.net

Minutes of Association Committee Meeting
Held on Tuesday 16th July 2024 at 6.00pm

Present	P Sheldon (Wentworth); D May (Lindsay); S Johnson (Hunter); G Patterson (Macquarie); J Orlander (Golden Grove)														
In Attendance	T McGann (Premier Strata Management); G Creech (Scarborough); N Dennis (Elizabeth); 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 3rd April 2024 be confirmed and adopted.														
5. Financials	<p>Current Funds:</p> <p>a) It was RESOLVED that the financials be reviewed and accepted as at 5th July 2024 funds balance was \$60,205.73 for the Administrative Fund and \$215,113.12 Capital Works Fund.</p> <p>b) It was RESOLVED that the PLCA discussed and acknowledged the work of the Finance Sub-Committee, and it's ongoing review of the Capital Works budget. There were no changes to the budget as presented at the AGM.</p> <p>c) It was RESOLVED that the levy arrears be reviewed. It was noted that no schemes had levies in arrears.</p> <p>d) It was RESOLVED to review the HURSTVILLE PLUMBING invoices paid separately by the PLCA and the ELIZABETH (51584) scheme. The Chairman tabled a detailed two page report with analysis. It was RESOLVED to reimburse ELZABETH for the following full or part invoices for which they paid, based on the previously agreed demarcation boundaries and criteria.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Invoice Number #</th> <th style="text-align: right;">Amount</th> </tr> </thead> <tbody> <tr> <td>790</td> <td style="text-align: right;">\$1,990.00</td> </tr> <tr> <td>791</td> <td style="text-align: right;">\$3,700.00</td> </tr> <tr> <td>792</td> <td style="text-align: right;">\$2,000.00</td> </tr> <tr> <td>793</td> <td style="text-align: right;">\$12,850.00</td> </tr> <tr> <td>Less investigation work by Elizabeth</td> <td style="text-align: right;">(\$3,465.00 + \$484.00)</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">\$16,591.00</td> </tr> </tbody> </table> <p>ACTION: SM to prepare a reimbursement form and provide transaction showing the \$484.00 list for Chairman to sign off reimbursement.</p>	Invoice Number #	Amount	790	\$1,990.00	791	\$3,700.00	792	\$2,000.00	793	\$12,850.00	Less investigation work by Elizabeth	(\$3,465.00 + \$484.00)	TOTAL	\$16,591.00
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<p>6. Pool & Gym – Licence renewal/continuance</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 again REVIEWED.</p> <p>a) ID options – It was deferred to discuss Identification options until after the legal advice had been received more fully.</p> <p>However it was relayed that an incidence had been noted of a relative of u10 in SP 47898 had been using the facilities whilst not resident at the property. That in accordance to the management statement by-laws PART B clause 28. “A person must not permit use of the pool or the pool area by a visitor, unless accompanied by the person.”</p> <p>It was RESOLVED to issue a breach letter to u10 pertaining to the above clause. Also that a general letter referring the supervision of invitees be sent to it be circulated to all REPS throughout the community.</p> <p>b) Deed Validity - Following on from last committee meeting it was still the position of the PLCA that legal advise was needed in order to move this item forward.</p> <p>It was RESOLVED to seek legal advice as to the DEED from a Strata Lawyer. A fee proposal from Mueller’s of \$2450+ GST was RESOLVED to be accepted. Point of contact for any questions and scope G. Patterson.</p> <p>The scheme seek to know “ is the deed enforceable as no term is specified and no means of calculating the term detailed”....</p> <p>c) Licence fee – It was noted that the licence fee was as described last meeting. It was RESOLVED that following the advice from Mueller’s that consideration return to reviewing the licence. Compare for indexation.</p>
<p>7. Existing Matters from previous EC meetings</p>	<p>a) Phillip’s Landing website It was with regret RESOLVED to place on hold any upgrade to the Phillips Landing website at this time. It was noted that resource constraints of the committee both in time an financially had led to this decision.</p> <p>b) Parking The Parking committee were yet to convene their first meeting as a working party as one of it’s members was away on holidays. Which they would do so after a brief from the SM.</p>

<p>8. Correspondence</p>	<p>a) Balcony coverings at Golden Grove (47898). The matter of shade cloth and other balustrade coverings on u4 & u6 of SP 47898 was discussed. It was concluded that this contravened both the schemes bylaws but also those within PART 1 section 17(2) Community Land Act 1989 which states: "A person must NOT make: any change to the appearance, design or structure of any improvements or landscaping within its strata scheme that would be visible from outside the strata scheme;"</p>
<p>9. Maintenance of community property:</p>	<p>a) Bridge repair – The works had now been completed. An update was provided including the way forward with respect to documentation of specifications; a plan by the engineer for a maintenance schedule. Some consideration to the edging and any timber rails may follow in the future. The executive would consider the need for signage pertaining to the speed limit for crossing the bridge.</p> <p>b) Wharf repair – S Johnson reported that he had been able to conduct an assessment of the structure. Which had resulted in the belief that the scheme would not be looking at replacing the entire structure but rather only the parts that had failed. Quotes were still to be obtained.</p> <p>A side issue of the disposal of a dingy that had presumably abandoned and ties to the structure needed to be removed.</p> <p>ACTION: S. Johnson undertook the contact the authorities with respect to the dingy and obtain quotes for the wharf.</p> <p>c) Colour Scheme Working group. meetings - The working group had get to convene. D May and M Kennedy to establish parameters with P Sheldon attending first meeting. Then to establish a process as a recommendation of the PLCA to he Owners.</p> <p>d) Pailing replacement – It was discussed that Peak Maintenance had agreed to affix and replace damaged palings for \$24. The stock of palings would be bought and stored in the community's shed. It was RESOLVED to accept this engagement.</p> <p>ACTION: S Johnson to source some stock and store it in the shed. Receipts for which to be passed to the SMA for reimbursement.</p>

