

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

Minutes of Association Committee Meeting
Held on Monday 23rd September 2024 at 6.00pm

Present	P Sheldon (Wentworth); S Johnson (Hunter); G Patterson (Macquarie); J Orlander (Golden Grove)
In Attendance	T McGann (Premier Strata Management); G Creech (REP - Scarborough); N Dennis (REP - Elizabeth); S Reddy (REP - Chisholm), T Yao (Elizabeth – lot 8); D Tucker (Lawson lot 2); Y Webster (Barrington lot 12); M Bird (REP Lindsay); K Llewellyn (Elizabeth lot 7); L McClintford (Elizabeth lot 7); M Kennedy (REP Flinders)
Apologies	D May (Lindsay)
Chairman	P Sheldon
Quorum	It was noted that a quorum was present and the meeting opened at 6:10pm
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> <ul style="list-style-type: none"> a) Financial Position: It was RESOLVED that the financials be reviewed and accepted as at 11th September 2024 funds balance was \$14,949.93 for the Administrative Fund and \$146,722.39 Capital Works Fund. b) Budget Review: It was RESOLVED that the additional financial reports be provided to Finance Sub-Committee so that they can prepare the budget for the coming year. c) 2024 – 2025 Preliminary Budget Projection: I was resolved that the finance sub-committee would continue working to this estimate and revert to the next PLCA meeting of 22 October with recommendations. d) Levy Arrears: It was RESOLVED that the levy arrears be reviewed. It was noted that only one scheme was in arrears and had been corresponded with. Payment was expected to be received this week. e) CWF review: It was RESOLVED that the revised Capital Works Forecast by BIV be provided to the Finance Sub-committee for their budgeting. f) Working Groups – I was RESOLVED that the REPS for working groups or areas of responsibility are to report forecast budgetary requirements to the Finance Sub-committee by 30/9/24.

	<p>ACTION: TM to seek financial reports from the accounts team and ask they be forward at months end to the Finance Sub-committee through the chair.</p>
<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”.</p> <p>a) Deed Validity</p> <p>The legal advise from Muellers was reviewed.</p> <p>b) Licence fee –</p> <p>i) It was RESOLVED that the licensees’ be invoiced a prorated rate of \$90.00 including GST for the remaining quarter of the year. 1/10/24 31/12/24.</p> <p>ii) That SJ would undertake a review of the licence fee ahead of the new year commencing on January 1st, 2025.</p> <p>iii) That Premier Strata include in any next correspondence with the licensees the fact that the fee review may mean an increase in fees based on the agreed annual increase of CPI over the years and this would apply from 1/01/2025</p>
<p>7. Existing Matters from previous EC meetings</p>	<p>a) Phillip’s Landing website This matter was deferred until further notice. No further action at this time the project has been placed on hold.</p> <p>b) Bridge Noise A number of concerns from residents were expressed and noted. The Chair remarked that part payment had been held back from builder whilst this issue was resolved. PS to arrange for the bridge planks to be examined to ensure that they are bolted down with sufficient tension to prevent the resulting noise occurring. Following this PS undertook to communicate the findings to the community. It was noted by ND that the noise may not only be restricted to use at the prescribed 10 km per hour limit but a higher speed may be a contributing factor and should be tested against as well. It was raised that there were orange strips along the sides of the bridge that would need to be replaced. It was projected that this could be achieved in the next 6-8 weeks. With safety posts indicating where edges were and reflectors for the night time.</p>
<p>8. Correspondence</p>	<p>a) Brush Turkeys: Discussion occurred around the disruption the turkeys were causing to residents and how it interfered with the landscaping. It was acknowledged that the PLCA had been workings with WIRES in this matter but a prohibition on interfering or relocating the birds existed during their breeding cycle. The gardening committee reported that they were looking at ways to deter the birds building nests ahead of the new year and next breeding cycle. The committee undertook to enlist WIRES for guidance in this regard.</p>

<p>11. Other items</p>	<p>b) Of note was the annual tree audit where by building REPS were called on to submit details of trees for review.</p> <p>ACTION: The Strata Manager would call for this from REPS over the next 14 days.</p> <p>a) Defibrillator – Following the item having been placed on hold due to the Finance Sub-Committee’s budget review. It was now decided that the matter should be re-examined. The original quote was for two Defibrillators at a cost of \$5600 be purchased and be placed in the vicinity of each pool. ND undertook to resend the quotes to the TM to see if they could be update by the supplier before being put to the committee for acceptance at the next meeting.</p> <p>b) CPR register and training – Once purchase of the above equipment occurs (expected in the new financial year) it was felt a skills register of volunteers holding a CPR skill be obtained and displayed adjacent to the units. It was further suggested that training course could be performed for interested parties to attend and gain the necessary skills to perform CPR as well as being demonstrated the use of said devise. No person was nominated to obtain CPR training quotes at this point, but we logically be done once the decision to proceed occurred.</p>
<p>Next Meeting</p>	<p>The Committee meeting will be held on Tuesday day 22 October 024, commencing at 6.00pm. Captains Room.</p>

Closure - The meeting closed at 8:00 pm.

