
**MINUTES OF THE PHILLIPS LANDING COMMUNITY ASSOCIATION MEETING
OF PROPRIETERS OF DEPOSITED PLAN 270051 – 247 BURWOOD ROAD, CONCORD
HELD VIA PAPER VOTE
ON THURSDAY 19TH DECEMBER 2024, COMMENCING AT 10:00 AM**

- PRESENT:** S Johnson (4) (Hunter)
G Patterson (4) (Macquarie)
B Ko (5) (Bligh)
P Sheldon (8) (Wentworth)
- IN ATTENDANCE:** Tully McGann (Premier Strata Management)
- CHAIRMAN:** Tully McGann
- QUORUM:** It was noted that a quorum was present.
- MINUTES:** It was RESOLVED that the minutes of the previous Phillips Landing Community Association Meeting held 10th December 2024 be confirmed and adopted.
- QUOTATION ACCEPTANCE – SWIMMING POOL COMPLIANCE:** It was RESOLVED:
- a. THAT the Community Association of Deposited Plan 270051 RESOLVED proceed with Swimming Pool Compliance Works as detailed in the attached quote.
 - b. THAT the Community Association of Deposited Plan 270051 RESOLVED to approve the quotation provided by Palrama Pty Ltd trading as / Hire-A-Hubby Property maintenance for the above works in the amount of:
 - I. Pool near Lindsay – Per quote QN-02723.3 **\$32,240.00 incl GST**
 - II. Pool near Macquarie – quote QN-QN02643.5 **\$31,790.00 incl GST**(As attached to agenda, dated 10/12/24.)
 - c. THAT the Community Association of Deposited Plan 270051 RESOLVED to authorize the Strata Managing Agents in accordance to Section 273 of the Strata Schemes Management Act 2015 (NSW) to execute, including affixing the commonseal on any contracts or supporting paperwork for the required works between the Owners Corporation and the approved company as resolved in the motion above, and other relevant documentation as required on behalf of the Owners Corporation with regards to these works.
 - d. THAT the Community Association of Deposited Plan 270051 RESOLVED to instruct the Strata Managing Agents to issue Work Orders for such.

**QUOTATION
ACCEPTANCE –
SWIMMING
POOL
COMPLIANCE
CONT'D:**

- e. THAT the Community Association of Deposited Plan 270051 RESOLVED to authorize the treasurer and Strata Managing Agent to pay invoices for the above works, upon satisfactory completion of all aspects of each job as confirmed by the treasurer and one other committee member

CLOSE: There being no further business to discuss the meeting closed at 11:00 am

Premier Strata Management

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