

**Phillips Landing Community Association DP 270051**  
**247 Burwood Road Concord NSW 2137**  
[www.phillipslanding.net](http://www.phillipslanding.net)

**Minutes of Association Committee Meeting**  
**Held on Tuesday 11<sup>th</sup> February 2025 at 6.00pm**

<b>Present</b>	P Sheldon (Wentworth); S Johnson (Hunter); G Patterson (Macquarie); B Ko (Bligh)
<b>Chairman</b>	P Sheldon
<b>1. Attendance</b>	T McGann (Premier Strata Management); N Dennis (REP - Elizabeth); P Marques (Lindsay lot 4); M Frater (SC Hunter lot 1)
<b>2. Apologies</b>	NIL
<b>3. Quorum</b>	It was noted that a quorum was present and the meeting opened at 6:05pm
<b>4. Committee Membership</b>	Resignation of S. Reddy on 12/12/2024 was received and accepted.
<b>5. Minutes</b>	It was RESOLVED that the Minutes of the Association Committee meeting held on 19 <sup>th</sup> December 2024 be confirmed and adopted.  Nb: The minutes of then 10/12/2024 had already been previously accepted.
<b>6. Financials</b>	<p><b>Current Funds:</b></p> <p>a) <b>Financial Position:</b> It was RESOLVED that the financials be reviewed and accepted as at 31st January 2025 funds balance was \$47,409.70 for the Administrative Fund and \$160,617.86 Capital Works Fund.</p> <p>i. It was resolved to switch to circulating the Status report with future PLCA agendas.</p> <p>ii. List of account codes to be sent to the Treasurer.</p> <p>iii. The Treasurer to review the Capital Works spreadsheet and match the code so the budget items for 2025-2026 can be updated.</p> <p>b) <b>Levy Arrears:</b> It was noted that NO schemes were in arrears.</p> <p>c) It was RESOLVED to for a Finance Sub-committee championed by the Treasurer S Johnson to make recommendations to the PLCA.</p>

<p><b>7. Existing Matters from previous EC meetings</b></p>	<p><b>a) Phillip’s Landing website</b></p> <p>B Ko indicated he had skills in web design. It was RESOLVED that he should champion this area.</p> <p><b>b) Tree Application</b></p> <p>The committee sort the escalation of the tree app with council be raised at the highest level within council.</p> <p><b>c) Visitor Parking</b></p> <p>It was noted that the following vehicles had been reported as in breach of parking special by-laws 83-85.</p> <ul style="list-style-type: none"> <li>i. CX18XX Mazda 3 Silver on 6/1/25 8: 51am and again on 11/2/25</li> <li>ii. NX1035 BMW Black 11/2/25 unregistered 6pm</li> </ul> <p>It was further noted that the following vehicle:</p> <ul style="list-style-type: none"> <li>iii. CNX48X BMW BLACK had already been issued a breach letter on 7/11/24. The committee RESOLVED that it should now progress to a NOTICE TO COMPLY for the second offence 11/2/25 6pm.</li> </ul> <p>The Strata agent was asked to send such a document to the registered owner [REDACTED]</p>
<p><b>8. Correspondence</b></p>	<ul style="list-style-type: none"> <li>a) <b>The lighting in the common area between Alexander and Golden Grove:</b> PS advised there were only two left still to do. Add Power Industries would be asked to look at it next week.</li> <li>b) <b>The loose &amp; raised paving in the same common (above) area to be repaired.</b> – the committee undertook to do a walk around and audit the paths to be repaired including those behind Bligh (50664) and Borrowdale (45731) and then seek quotes for the relaying. S Johnson undertook to get quotes from Peak Maintenance, RPR and Harrisons.</li> <li>c) <b>The cleaning of all pavers in the same common area (above)</b> – S Johnson undertook to obtain quotes for pressure washing these pavers.</li> <li>d) <b>Invite to nominate a representative to Council Forum. (Canada Bay Council)</b> – P Sheldon undertook to approach D Webster of Barrington (48613) to see if he would avail himself. As none of the committee could make such a commitment at this time.</li> </ul>

<p><b>8. Correspondence CONT'D</b></p>	<p>e) <b>Common Fence</b> - 1A/5 Durham St: PS advised he had attended the property and that the continuous stretch of fencing was primarily paling. As such the community could not agree to replacing the small section shared with Durham with (colorbond) a different material. Steel post (6ft) treated paling fence. Three quotes to be obtained. PS site contact.</p>
<p><b>9. Maintenance of community property:</b></p>	<p>a) <b>Wharf repair</b> – SJ tabled a quote from Cliff Hanger Services for the wharf repair. The quote was received as an estimate only as cost of timber had yet to be finalised. However the labour for the sea wall capping and the pile repairs was estimated in the order of \$4840.00 The committee were in principle in favour of the contractor and sort a more formal quote, licence, insurance details.</p> <p>b) <b>Pool</b> - SJ reported that HIRE a HUBBY would commence works with EASTERN pool would commence around 26/3/25 for 3-4 weeks. Following which work could commence on the pool near the Captain's Club. The Strata managing agent was asked to have a letter circulated to all owners as well as applying to council for an extension of time. As it was unlikely that the certification would make the 7/4/25 deadline.</p>
<p><b>10. Gardening Report</b></p>	<p>A verbal gardening report was delivered.</p>
<p><b>11. Other items</b></p>	<p>a) <b>Defibrillator</b> – St Johns Ambulance were contacted and it was expected that the two defibrillators and their casings would be delivered next week.</p> <p>b) <b>Hydrant Inspection</b> -The annual fire Hydrant inspection was to sort from A-Plus fire with David Webster as primary contact.</p> <p>c) <b>Lighting outside Captain Club</b> – the Committee RESOLVED to ask N Dennis to obtain some solar lights from Bunnings to place out the front of the Captain Club to eliminate this unlit patch. Receipts to be forward to the Strata Managing Agent for reimbursement.</p> <p>d) <b>Lithium Batteries</b> – BK advised that his scheme BLIGH (50664) had developed a by-law addressing safety concerns of lithium buildings. It was requested that this be forwarded to the other committee members with a view to reviewing it and then asking other schemes to also consider adopting it. BK undertook to prepare a cover letter for circulation with the by-law once review/consensus had been reached among the PLCA.</p>
<p><b>Next Meeting</b></p>	<p>The Committee meeting will be held on Tuesday day 29 April 2025, commencing at 6.00pm in the Captains Club Room.</p>
<p><b>Closure</b></p>	<p>- The meeting closed at 8:30 pm.</p>