

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

Minutes of Association Committee Meeting
Held on Tuesday 6th May 2025 at 6.00pm
(adjourned from 29/4/25)

Present	P Sheldon (Wentworth); S Johnson (Hunter); G Patterson (Macquarie); B Ko (Bligh)
Chairman	P Sheldon
1. Attendance – Building Representatives	T McGann (Premier Strata Management); S Reddy (REP - Chisholm); G Creech (REP - Scarborough); P Marques (REP - Lindsay); J Orlander (A/REP – Golden Grove)
Attendance - Visitors	P Broadhead (Chisholm Lot 1); D Tucker (Lawson Lot 2); D Barill (Chisholm Lot 8); T Yao (Elizabeth Lot 8)
2. Apologies	NIL
3. Quorum	It was noted that a quorum was present and the meeting opened at 6:12pm
4. Minutes	It was RESOLVED that the minutes of the Association Committee meeting held on 11 th February 2025 be confirmed and adopted.
5. Financials	<p>Current Funds:</p> <p>a) Financial Position: It was RESOLVED that the financials be reviewed and accepted as at 31st March 2025 funds balance was \$7,023.25 for the Administrative Fund and \$123,240.71 Capital Works Fund.</p> <p>ACTION: Copies of the electrical costs from Ausgrid, AGL and Energy Australia to be circulated to the Treasurer and committee for review.</p> <p>b) Levy Arrears: It was noted that NO schemes were in arrears.</p>
6. Renovation Approvals	<p>– Building Landscape Code Applications:</p> <p>a) SP 52910 – Lot 14 – Air Con - Flinders Building</p> <p>b) SP 49660 – Lot 7 – Air Con - Hunter Building Resolved that: Outside unit to be installed at ground level.</p> <p>Applicant to be informed</p> <p>It was RESOLVED to ratify the approvals of the above two renovation applications.</p> <p>ACTION: The Strata Managing Agent to sign the Building Code Form and inform the applicant.</p>

<p>7. Existing Matters from previous EC meetings</p>	<p>a) Phillip’s Landing website</p> <p>BK ADVISED that he was working on the existing requirements and parameters before proceeding to transfer the current website to a new platform. There was some discussion as to whether there might be any merit in a closed FACEBOOK group. It was RESOLVED that BK would provide an update at the next PLCA.</p> <p>b) Fire Safety Report:</p> <ul style="list-style-type: none"> i. The report recommended additional signage indicating the closest hydrant be installed. ii. It was requested that an audit and test of the hydrants be conducted to establish their integrity and soundness.
<p>8. Correspondence</p>	<p>a) Solar Grant from State Government – discussion with Lawson: David Tucker (52390) was given leave to present his findings of a potential State Govt grant of up to 50% for the cost of solar panels in strata. He explained Lawson (52390) were considering up to 63 panels over the Northern and Western sides of their block. It was envisaged that these would be for the use and enjoyment of all lots within Lawson with a second round option to back up to a battery which would be located within the existing storeroom behind the power board for their block. The panels were made of a material that didn’t reflect. The process of completing a Building Landscapes Code complete with photos for the proposed location of the panels would be needed to be lodged with the PLCA and would need be referred to a General Meeting of the Community. PS mentioned areas that may need to be addressed included, roof fire safety compliance and insurance implications.</p> <p>b) Neighbouring (245 Burwood) continued use of gym/Pool facilities: It was RESOLVED that SJ would champion this review as Treasurer and establish the rate since signing the Deed in line with CPI (\$150 pa 6/10/2000). This figure then to be provided to the Strata Managing Agent for billing in January 2026.</p> <p>c) Correspondence from Chisholm Building Lot 6 – With respect to the pavers dropping: David Barill (50915) was given leave to present the view of the Strata Committee (SC) of Chisolm (50915). The SC reported that the area concerned was outside the fence line of Chisolm and therefore belonged to the PLCA. It was noted that there were trees surrounding the fence and that these had most likely contributed to subsidence of lot 6 paving. The SC queried whether the type of trees grown were appropriate for that area.</p> <p>PS for Gardening sub-committee to review plant type and location with our contract gardener and report back to PLCA EC</p> <p>ACTION: PLCA EC determined that on behalf of the wider PL community, a registered surveyor be deployed to re-establish, mark out</p>

<p>9. Correspondence CONT'D</p>	<p>and report on boundaries between select stratas, community and council lands, based on the original subdivision survey data. The EC deemed this foundational and prior to any interpretation of the original (lodged) Management Plan for DP 270051(PLCA). Once the survey and report has been completed the PLCA EC will be in an informed and documented position to respond clearly to SP50915 as well as having an established (legal) basis for responding to any future concerns of responsibilities based on Community/Strata boundaries.</p> <p>d) Flinders Painting – It was communicated that correspondence had been received from Joe Abate (52910) who owns a unit within FLINDERS (52910) as to whether there was a requirement by the PLCA as to what type of paint may be used at the complex. Ie; Semi Gloss Vs Flat paint. He was of the belief flat paint was better on rendering.</p> <p>The PLCA suggest that he be referred back to the colour chart on display within the Captain Club room and as approved at the 11th February 2025 AGM. Further that the PLCA regarded this a matter for the Strata Committee of SP 52910. That it was yet to receive the Building Landscapes Code Application from FLINDERS as it was still going through the individual buildings Strata Committee.</p>
<p>10. Maintenance of community property:</p>	<p>a) Pool - Certification Works: SJ reported that HIRE a HUBBY were just rapping up the pool works. He provided a brief verbal description of what had been done to date. What remained was the application of flexible grout; caps on the pool fence posts as well as the check for any rust which had been reported as having been sighted by J Abate. Further he was meeting with Integrity Locksmiths to reinstate the pool fence locks to the same Abloy key. He remarked that this was expected to be achieved within the ensuing two weeks.</p> <p>His efforts were received with acclamation, and minutes recorded his contribution as championing this project.</p> <p>The Strata Managing Agent to send a Work Order to the Pool Certifier to return and provide the certificates.</p>
<p>11. Gardening Report</p>	<p>A verbal report delivered by P.Sheldon (sub committee).</p> <p>Noting:</p> <ul style="list-style-type: none"> • Peter Smilek was now finalising his short list of outstanding jobs, and slowing down seasonally. • Peter Sheldon to refer the work of the Elizabeth pathway back to the original contractor as the quality of the work by the subcontractor was poor. With the pathway evidently not being compacted and no cement used to lock the stones in place. • Fungus had been found in a tree within the tennis court area and quotes would be sort for its removal as council has provided approval based on the arborist's report.

<p>12. Other items</p>	<p>a) It was RESOLVED that the Solar light reimbursement to Nola Dennis – \$38.00 – be APPROVED.</p> <p>b) It was RESOLVED that the Quote for fencing at rear of PLCA from AMAZING FENCING for \$6120.68 be APPROVED.</p> <p>c) It was RESOLVED to invoice the neighbour Mahima Rai Shrestha for 50% of the cheapest quote as per the Dividing Fences Act. An amount being \$2,250.00. (Western boundary)</p> <p>d) Convex Mirror – PS instructed that he would have a tradesman deal with the convex mirror issue directly.</p> <p>e) It was RESOLVED that a breach letter be issued to the owner of the Black BMW CNX48X for, contravention of the Visitor Parking by-laws. 83; 84 and 85 of the Management Statement. Further that if the vehicle should remain some 28 days from the date of that letter (6/5/25) then it be RESOLVED to issue a NOTICE to COMPLY with respect to the same.</p>
<p>Next Meeting</p>	<p>The next PLCA committee meeting will be held on Monday day 7th July 2025, commencing at 6.00pm in the Captains Club Room.</p>
<p>Closure</p>	<p>- The meeting closed at 8:30 pm.</p>