
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF
DEPOSITED PLAN 270051 – 247 BURWOOD ROAD, CONCORD
HELD VIA PAPER VOTE
ON TUESDAY 26TH AUGUST 2025, COMMENCING AT 9:00 AM**

- PRESENT:** S Johnson (Hunter)
G Patterson (Macquarie)
B Ko (Bligh)
- CHAIRMAN:** Tully McGann
- QUORUM:** It was noted that a quorum was present.
- DISCLOSURE OF PECUNIARY INTEREST:** The association committee **RESOLVED** to:
(a) receive any disclosures under section 16 of the *Community Land Management Act 2021* regarding pecuniary interests;
(b) record any such disclosures in a book kept for that purpose; and
(c) determine a fee for payment for inspection of the disclosure book.
Note: It was noted that no pecuniary interest was declared.
- MINUTES:** It was **RESOLVED** that the minutes of the previous Association Committee Meeting held 7th July 2025 be confirmed and adopted.
- CO-OPT COMMITTEE MEMBER – PABLO MARQUES UNIT 4 LINDSAY:** It was **RESOLVED:**
That the Association Committee **RESOLVED** to accept the nomination for Pablo Marques of Unit 4 Lindsay Building to be Co-opted to the Association Committee to fill a casual vacancy as an Association Committee member. Until such time as the election of the Association Committee take place for the following term at a duly advised meeting of all properties.
- QUOTE ACCEPTANCE – PERGOLA REPLACEMENT - HIRE A HUBBY CONCORD:** It was **RESOLVED:**
- a) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to proceed with pergola replacement works.
 - b) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to approve the quotation provided by Hire a Hubby Concord for the above works in the amount of \$20,790.00 incl GST as per the quotation QN-02956.3 attached, dated 05/07/2025.
 - c) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to meet this expense from funds in the current Capital works fund.

**QUOTE
ACCEPTANCE –
PERGOLA
REPLACEMENT
- HIRE A HUBBY
CONCORD
CONT'D:**

- d) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to authorise the Strata Managing Agents in accordance to Section 273 of the Strata Schemes Management Act 2015 (NSW) to execute, including affixing the common seal on any contracts or supporting paperwork for the required works between the Owners Corporation and the approved company as resolved in motion above, and other relevant documentation as required on behalf of the Owners Corporation with regards to these works.
- e) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to instruct the Strata Managing Agents to issue Work Orders for such.
- f) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to authorize the Treasurer and Strata Managing Agent to pay invoices for the above works.

**QUOTE
ACCEPTANCE –
PAVING
WORKS -
SILVER SPADE:**

It was **RESOLVED:**

- a) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to proceed with paving works.
- b) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to approve the quotation provided by Silver Spade for the above works in the amount of \$26,700.00 incl GST as per the quotation attached, dated 12/06/2023.
- c) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to meet this expense from funds in the current Capital works fund.
- d) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to authorise the Strata Managing Agents in accordance to Section 273 of the Strata Schemes Management Act 2015 (NSW) to execute, including affixing the common seal on any contracts or supporting paperwork for the required works between the Owners Corporation and the approved company as resolved in motion above, and other relevant documentation as required on behalf of the Owners Corporation with regards to these works.
- e) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to instruct the Strata Managing Agents to issue Work Orders for such.
- f) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to authorize the Treasurer and Strata Managing Agent to pay invoices for the above works.

**QUOTE
ACCEPTANCE –
CLIFF HANGER:**

It was **RESOLVED:**

- a) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to proceed with wharf repairs.
- b) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to approve the quotation provided by Cliff Hanger for the above works in the amount of \$6,540.00 incl GST as per the email 7th August 2025.
- c) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to meet this expense from funds in the current Capital works fund.
- d) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to authorise the Strata Managing Agents in accordance to Section 273 of the Strata Schemes Management Act 2015 (NSW) to execute, including affixing the common seal on any contracts or supporting paperwork for the required works between the Owners Corporation and the approved company as resolved in motion above, and other relevant documentation as required on behalf of the Owners Corporation with regards to these works.
- e) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to instruct the Strata Managing Agents to issue Work Orders for such.
- f) THAT the Association Committee of Deposited Plan 270051 **RESOLVED** to authorize the Treasurer and Strata Managing Agent to pay invoices for the above works.

CLOSE:

There being no further business to discuss the meeting closed at 10:00am