

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

Minutes of Association Committee Meeting
Held on Monday 20th October 2025 at 6.00pm

Present	S Johnson (Hunter); G Patterson (Macquarie); B Ko (Bligh); P Marques (Lindsay).
Chairman	S Johnson
1. Attendance – Building Representatives	T McGann (Premier Strata Management); D Hansen (Chisholm - lot 5); P Sheldon (Wentworth - lot 8); J Abate (Borrowdale - lot 5); J Munzone (Barrington - lot 5); J Orlander (Golden Grove – lot 3)
Attendance - Visitors	K Saville (Lawson - lot 8); G Mugdan (Borrowdale – lot 6)
2. Apologies	NIL
3. Quorum	It was noted that a quorum was present, and the meeting opened at 6:07 pm
4. Minutes	It was RESOLVED that the minutes of the Association Committee meeting held on 26 th August 2025 be confirmed and adopted. It was noted that Peter Scheldon (Wentworth - lot 8) resigned as Chairman and from the committee from the 30 th July 2025.
5. Office Bearer	Nominations for the vacant position of Chairman were called from the existing committee to serve for the remainder of the term until the next Annual General Meeting (AGM). S Johnson nominated. The committee RESOLVED to accept the nomination and S Johnson, who was duly elected as the Chairperson until the next AGM.
6. Financials	<p>Current Funds:</p> <p>a) Financial Position: It was RESOLVED that the financials be reviewed and accepted as at 30/6/2025 funds balance was \$101,740.57 for the Administrative Fund and \$157,108.85 for the Capital Works Fund.</p> <p>b) Levy Arrears: It was noted that NO schemes were in arrears as at 20/10/2025.</p> <p>c) The committee DEFERRED the decision of establishing a proposed budget to take to the AGM for a meeting of the committee on Friday 7th November 2025 3pm. The Treasurer undertook to review it in this period.</p>
7. Building Mgr	<p>Proposals were received from:</p> <p>a) Altitude Facilities Management</p> <p>b) QSEC</p> <p>c) Promenade Building and Facilities Management.</p> <p>d) All Strata Maintenance Facilities Management</p> <p>e) Pacific building Management Group</p> <p>f) RD Facilities management</p>

	<p>The Chairman advised that the working party found the Altitude and QSEC proposals to be most aligned to the community's needs.</p> <p>Due to time constraints, this item was DEFERRED to a further meeting of the committee to take place on Friday 7th November 2025 3pm.</p>
<p>8. Existing Matters from previous EC meetings</p>	<p>a) Phillip's Landing website</p> <p>The Website project is still underway and an update would be forthcoming at the next full meeting of the PLCA.</p> <p>b) Wharf Repairs SJ advised the work was now complete and the Wharf would need bi-annual maintenance.</p> <p>c) Chisholm lot 6 inspection of paving. - The matter has been placed on hold whilst a further building condition report is considered at an internal EGM of Chisholm. D Hansen (DH) reported that meeting had now taken place and he would circulate the report to the PLCA. Once received by the PLCA it is to be forwarded to S Johnson and P Sheldon who it is understood will attend the property with a contractor to survey the matter. It was noted that J Robertson of SP 50915 lot 6 has agreed to meet with this small delegation from the PLCA.</p>
<p>9. Maintenance of community property</p>	<p>a) Swimming Pool Pergola: SJ reported that this work had been completed. The Chairman and Strata Manager inspected the work on a walk around of the property.</p> <p>b) Swimming Pool Lock:</p> <p>i. SJ confirmed he had sent a photo of the lock barrel to integrity locksmiths. This work is expected to be completed within the next few weeks.</p> <p>ii. It was further reported that depth signs needed to be replaced at the easter pool. A quote request is to be sent to Pacific Pools.</p> <p>c) Defibrillators: SJ confirmed the casings had now been installed and it was ok to have them placed in the cabinets once integrity locksmiths had installed ABLOY barrels for same. P Marques (PM) to be the contact for final stage of this work.</p> <p>d) Additional Powerpoints on Common Property: These were for use by trades persons instead of running long cable or requiring trades to source a portable generator. This matter was deferred for now, pending quotes and discussions with the garden committee.</p>
<p>10. Gardening Report</p>	<p>a) Gardening Report – P Sheldon provided an update of works and delivered a verbal gardening report.</p> <p>b) Landscape near Tennis Court: - This matter was raised by J Abate (JA) as to the need for Sir Walter buffalo grass as a solution. It was believed excessive use of wipper snipper on low profile settings may have contributed to the patchy lawn covering and not shade alone. The matter was referred to the Garden Committee to consider the above option as well as a simple paving solution from the garden gate from Borrowdale to the tennis area.</p>

- c) **Tree Work** – PS reported that Fergie’s trees had now completed all the scheduled tree works.
- d) **Barrington Waterfront gardens and carpark area:** The need for updated planting was referred to the Garden Committee.
- e) **Scarborough frontage:** J Munzone sort to raise the need to remove excess soil, irrigation and mulch and associated need for planting. The matter was flagged with the garden committee.
- f) **Elizabeth garden:** PS reported that he was finalizing the tree planting for the path along Elizabeth.
- g) **Gardening contract:** PS reported that he had reviewed Peter Smilek’s contact and it had been reported that pricing had been held the same for many years. The gardeners currently sort a \$5.00 per hour increase to \$80.00 per hour. Overall this would equate to a 6% increase in the gardening budget.
- h) **Barrington trees:** G Muggdan (GM) reported that there was a tree in his courtyard and a corresponding one on the other side of the gate in Common Property that required investigation as to if it was damaging the Borrowdale building particularly near the corner blocks. Ps and SJ said they would need to investigate it with the help of a builder as to how the tree may be impacting the building. JA and GM sort to be present for this. It was unclear if this was a matter concerning the Owners Corp of Borrowdale (45731) to investigate structural damage to their building or with the PLCA (270051). An initial site inspection by representatives of the committee was believed to be the starting point.
- i) **Brush Turkeys:** S McIntyre (Alexander/47656) asked of the Garden Committee if water sprinklers or light sensors could be deployed to dissuade Brush Turkeys from nesting near Alexander. The committee considered the matter and resolved it was not feasible nor permissible given previous feedback from wildlife rangers for the implementation of such a solution during breeding season in this instance.

<p>11. Other items</p>	<ul style="list-style-type: none"> a) Dog Barking – Lindsay (51975): K Saville of Lawson sort a response as to what was being done about the constant dog barking at Lindsay. The PLCA said the matter was currently being dealt with internally by the Strata Committee of that building. P Marques the REP for Lindsay, reported that the matter had been raised within the building and notices and monitoring would continue to occur. This included a meeting with the agent scheduled for the end of October 2025. b) Possible Fountain Leak: PS reported that a pipe could be cracked within this feature within the 50mm pipe. SJ undertook to get a contractor to pressure test this and if found substantiated, the committee would then investigate further, and seek waterproofing quotes. c) Community Painting Schemes: PS undertook to circulate the guide to all REPS so that they may consider some of the newer options of the selection. d) Window Replacement: DH of Chisholm asked about window replacement and skydomes. The committee said that this fell within the same process guidelines for all renovations under the Landscapes code. Any application should follow this process. e) Light Poles: PM discussed the hues of lights and how he had been arranging with Add Power to switch the setting on the bulbs so as to provide a consistent light temperature across all the light poles within the community. J Orlander offered to assist with this if needed.
<p>Next Meeting</p>	<p>The next PLCA committee meeting will be held on Friday 7th November 2025 3pm, via zoom, to consider the proposed annual budget and the proposed Building Manger to be put forward at the AGM.</p>
<p>Closure</p>	<p>- The meeting closed at 8:00 pm.</p>