

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

Minutes of Association Committee Meeting
Held on Monday 2nd February 2026 at 6.00pm

Present	S Johnson (Hunter); G Patterson (Macquarie); B Ko (Bligh); P Marques (Lindsay); K. Saville
Chairman	S Johnson
1. Attendance – Building Representatives	T McGann (Premier Strata Management); D Hansen (Chisholm - lot 5); P Sheldon (Wentworth - lot 8); J Munzone (Barrington - lot 5); J Orlander (Golden Grove – lot 3); N Dennis (Elizabeth – lot 10); C Karagiannis (Alexander – lot 5)
Attendance - Visitors	D Webster (Barrington – lot 12); J Robinson (Chisholm – lot 5); G Creech (Scarborough – lot 5)
2. Apologies	NIL
3. Quorum	It was noted that a quorum was present, and the meeting opened at 6:10 pm
4. Minutes	It was RESOLVED that the minutes of the Association Committee meeting held on 8 th December 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 31/01/2026 funds balance was \$98,616.79 for the Administrative Fund and \$181,612.25 for the Capital Works Fund.</p> <p>b) Levy Arrears: It was noted that ALEXANDER (47656) was in arrears by \$10,425.77 as at 02/02/2026. There strata managing agent had been contacted for payment and REP advised.</p> <p>c) Gardening Costs: This item was deferred item 10, the gardening report.</p> <p>d) Term Deposit – The Treasurer advised there were none due at this point.</p>
6. Building Mgr	<p>The Chairman reported back on the meeting with the new building/facilities Manger(FM) from Altitude Facilities Management of the 27/1/26. The start date for the new Facilities Manager will be 2/3/26.</p> <p>A dedicated number will be made available to all Building Representatives and the new FM will be on site 8am – 12pm Tuesdays and Thursdays.</p>

<p>7. Existing Matters from previous EC meetings</p>	<p>a) Phillip’s Landing website</p> <p>BK reported development was ongoing.</p> <p>b) Wharf:</p> <p>i) Bridge Noise was reported by P Gumby (ELIZABETH). The committee discussed the bridge noise and it was RESOLVED to have the bolts tightened. SJ undertook to liaise with contractor regarding this.</p> <p>ii) Parties on Wharf: The committee discussed the matter and RESOLVED that as public access was a requirement of the lease that the scheme was not in the position to impose any restrictions and that usual council and EPA regulations should apply. Owners should feel call the authorities if a noise compliant fell outside EPA requirements.</p> <p>c) Chisholm lot 6: inspection</p> <p>It was noted a survey was being sought and onreceived would be reported back to the committee.</p>
<p>8. Maintenance of community property</p>	<p>a) Swimming Pool Lock:</p> <p>SJ confirmed advised the swimming pool lock had now been installed.</p> <p>b) Defibrillators: PM confirmed that the Defibrillators were now insitu. That the facilities manager would conduct regular inspections of the equipment. That building REPS might enquire if any one in the building has completed first aid training and would seek to a contact for that building.</p> <p>c) Additional Powerpoints on Common Property: The committee resolved to cease exploring this issue as placing underground power to each block from the community would be very difficult with a prohibitive cost.</p> <p>d) Fountain / Pond draining: SJ explained that he and PS were liaising with a contractor who will be draining the pond to find a leak.</p>
<p>9. Gardening Report</p>	<p>a) Gardening Report –The formal gardening report was held over to the next meeting.</p> <p>b) Gardening expenses: a discussion ensued about the cost of gardening services over prior years. It was established that costs had risen. The committee felt with the new Facilities Manager coming on board the opportunity existed to review this aspect of community maintenance.</p> <p>c) Gardening SOW: It was agreed that P Sheldon would prepare a Scope Of Work (SOW) for the new Facilities manger to take to tender. The tasks would be separated into two categories:</p> <p>i. MAINTENANCE: hedging, cleaning and weeding. ii. HORTICULTURAL: Planting, soil and compost.</p> <p>d) Scarborough Planting: It was requested that the Garden Committee revisit the planting required in this area, once the d-scapes pond issue had been resolved.</p>

<p>10. Other items</p>	<p>a) Bathroom Tap: The bathroom tap in the pool near Lawson was reported as being broken. A plumber was sent.</p> <p>b) Gym Blind: The gym blind was reported as being missing. Cleaner to be contact to see if she has put it in a safe place and then it to be reinstated.</p> <p>c) General Pest Treatment: It was sought that a general pest treatment be conducted around the pool areas for spiders</p> <p>d) Watering system: The Facilities Manager should review these with the Garden Committee head once on board. As some had been reported as exposed.</p>
<p>Next Meeting</p>	<p>The next PLCA committee meeting will be held on Monday 4th May 2026 6:15pm.</p>
<p>Closure</p>	<p>- The meeting closed at 8:00 pm.</p>