

**Amended Minutes, supersedes Minutes issued 8 March 2004.  
Phillips Landing Community Association DP No. 270051  
247 Burwood Road Concord NSW 2137**

**Minutes of Executive Committee Meeting  
Held Wednesday 3 March 2004**

<b>Present:</b>	Daryl Collins, Dorothea Hasley, Lindsay Roberts & Jim Walsh Judy Layt (Premier Strata Management)
<b>Apologies:</b>	Joe Abate & Alan Trafford
<b>Chair:</b>	Judy Layt
<b>Quorum:</b>	It was noted that a quorum was present.
<b>Minutes:</b>	It was RESOLVED that the Minutes of the Executive Meeting held on 21 January 2004 be confirmed & adopted with the correction that an apology had been extended by Judy Layt.
<b>Matters Arising Not On Agenda – Quotations:</b>	It was RESOLVED that, with reference to the resolution “Quotations” passed at the 2003 AGM, a “major work” be defined as a job costing \$1 500.00 or more.
<b>Pool Gates, Locks (OI 5)</b>	It was RESOLVED that, because of recent advice received by Judy Layt, that she seek approval from Canada Bay Council before placing an order for looks to be fitted to pool gates.
<b>Hunter 3, Air Conditioning (OI 63):</b>	It was RESOLVED that, as it appears this installation was not approved by the Owners’ Corporation (&consequently the PLCA), that Judy Layt write to the Owners’ Corporation, C/- Raine & Horne, requesting it to have this installation conform to the current code.
<b>Codes (OI 76):</b>	It was RESOLVED that a notice regarding By-Law 1 of our Management Statement, as tabled, be distributed by strata representatives to each Unit & placed on strata notice boards. Judy Layt to arrange printing.
<b>Illegal Parking Notices (OI 97):</b>	<p>It was RESOLVED that three notices, in addition to the red sticker, be approved:</p> <ol style="list-style-type: none"> <li>1. Notice suitable for a general distribution to all vehicles in visitors’ parking spaces.</li> <li>2. Notice suitable for placing on vehicles in visitors’ parking spaces when we are sure vehicles are owned by residents.</li> <li>3. Notice suitable for placing on vehicles parked on the roadway.</li> </ol> <p>A copy of the notice delivered to residents in October 2003 will be printed on the reverse of each notice. Daryl Collins has agreed to arrange printing. Jim Walsh to email members when letters are available.</p> <p>The red sticker is suitable for 2 &amp; 3 above as a last resort.</p>
<b>Captain’s Club, Carpets &amp; Chairs:</b>	It was RESOLVED that the quote of \$143.00 from Super Savers be accepted to clean the carpet & chairs. Judy Layt to attend.

<b>Pools, Shadecloth (OI 112):</b>	<p>It was NOTED that of the of the 12 responses received to the poll (which was to determine if we should seek ideas &amp; quotes), 4 were against any further action, 5 gave an unqualified “yes” &amp; 3 were prepared to proceed but had considerable reservations.</p> <p>It was RESOLVED that Joe Abate be requested to obtain design ideas &amp; an indication of the likely cost range. Further that any recommendation be brought to an SGM or AGM.</p>
<b>Handrails (OI 77):</b>	It was RESOLVED that Jim Walsh obtain quotes for steps near Elizabeth & Bligh in conjunction with Alexander strata.
<b>Fitzroy 6, Air Conditioning (OI 85):</b>	It was NOTED that the owner will submit an application to the Owners’ Corporation & the PLCA for the installation of screening.
<b>Agreement with CB Council (OI 101):</b>	Judy Layt REPORTED that Canada Bay Council had declined our request for their By-Law inspectors to regulate illegal parking on community property.
<b>Scarborough 7, Illegal Parking (OI 116):</b>	It was RESOLVED that Premier write to the residents of Unit 7 Scarborough regarding their ongoing illegal parking in visitors’ parking spaces. Lindsay Roberts to provide details.
<b>Other Open Issues:</b>	It was RESOLVED that other Open Issues be handled as per the Open Issues List of 3 March 2004.
<b>Issues Closed:</b>	It was RESOLVED that the following Open Issues be closed: 64, 65, 70, 72, 79, 86, 88, 90, 95, 101, 105, 106.
<b>Elizabeth, Skip:</b>	It was RESOLVED that a skip for the use of tilers be allowed on Community property for a maximum of two days.
<b>Next Meetings:</b>	Wednesdays 7 April, 5 May, 2 June, 4 August, 6 October & 3 November 2004. AGM Monday 22 November 2004. All begin at 7.00pm.
<b>Closure:</b>	Meeting closed at 10.30pm.

Jim Walsh  
9 March 2004.