

**Phillips Landing Community Association DP No. 270051
247 Burwood Road Concord NSW 2137**

**Minutes of Executive Committee Meeting
Held Wednesday 4 August 2004
Beginning at 7.00pm**

Present	Joe Abate, Daryl Collins, Lindsay Roberts & Jim Walsh
Apologies	Alan Trafford
Chair	Lindsay Roberts
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the Executive Meeting held on 14 July 2004 be confirmed & adopted.
Correspondence Out	Letter to Dorothea Hasley, dated 2 August 2004, in response to her letter of resignation from the exec committee dated 14 July 2004.
Slow Responses from Premier Strata Management	It was RESOLVED that the secretary write to Anthony Votano, Premier Strata Management, expressing the committee's serious concern at the slow/lack of response to a number of issues open to them that have been on the Open Issues List for an excessive time.
Bridge Over Creek (OI 139)	It was RESOLVED that a quote be obtained for the installation of a bridge with handrails over the creek.
Wentworth, Satellite Dish (OI 118)	It was RESOLVED that the secretary ask the PLCA representative to contact the Wentworth Owners' Corporation Executive Committee & request it to take action to have the owner remove the unapproved satellite dish.
Chisholm, Fluorescent Lights (OI 120)	It was RESOLVED that the secretary ask the PLCA representative to contact the Chisholm Owners' Corporation Executive Committee & request it to take action to have the owner of the western top floor Unit remove the unapproved fluorescent lights & have the soffit returned to its original condition.
Lawson & Lindsay Letterboxes (OI 133)	It was RESOLVED that the Lindsay & Lawson Owners' Corporations be requested to recommend to the exec committee their preferred option with regard to relocation of their respective letterboxes.
Fountain Illumination (OI 135)	It was RESOLVED that Quotation 512, 19/7/04, from CES Electrical Services for \$1 243.00 incl. GST be accepted. Further, that in the current absence of support from Premier Strata, a verbal order be placed by Joe & Premier advised.
Lindsay 1, A/C & Ducting (OI 140)	It was RESOLVED that the secretary ask the PLCA representative to contact the Lindsay Owners' Corporation Executive Committee & request it to ask the owner to submit an "Application for Building or Landscaping Modification" form.
Bligh, Retractable Awnings (OI 141)	It was RESOLVED that the secretary ask the PLCA representative to contact the Bligh Owners' Corporation Executive Committee & request it to ask the owners to submit "Application for Building or Landscaping Modification" forms.

Wentworth, Green/Clear Blinds (OI 142)	It was RESOLVED that the secretary ask the PLCA representative to contact the Wentworth Owners' Corporation Executive Committee & request it to ask the owner of the western ground floor Unit to submit an "Application for Building or Landscaping Modification" form. Further it was noted that a request for similar blinds from another owner in February 2003 had been declined.
Barrington 2, Satellite Dish (OI 143)	It was RESOLVED that the secretary follow up David Webster's email of 1/7/04.
Old Garbage Bins (OI 144)	It was RESOLVED that the secretary contact representatives for Lawson, Lindsay & Wentworth to ask if they know to whom the bins belong that are stored in the car wash.
Alexander, Perimeter Fences (OI 145)	It was RESOLVED that Premier be asked to obtain a quote from DAS for the repair of perimeter fences.
Other Open Issues	It was RESOLVED that other Open Issues be dealt with as per Open Issues List as at 4 August 2004.
Garden Enhancement	It was RESOLVED that expenditure of up to \$2 500.00 be approved for the purchase of new plants, to be placed mainly at the eastern end of the complex.
P/T Handyman	The feasibility of a part time caretaker/handyman was discussed without resolution. It was agreed that this issue requires further consideration, particularly regarding cost offsets.
Keeping of Animals	It was RESOLVED that no action be taken at this time.
Architectural Consultancy	It was NOTED that an informal meeting was held with an architect from Nettletontribe, Darren Turner, on 2 August re issues indicated in Minutes of 14 July exec meeting. Nettletontribe will come back with a recommended way forward.
Expenditure Reimbursement	It was RESOLVED that Jim Walsh be reimbursed \$49.50 for expenditure incurred: \$3.50 for a fax to Jones King Lawyers re damage to retaining wall & \$46.00 for printing of Newsletter by Officeworks. Dockets to be submitted to Premier Strata.
Next Meeting	Wednesday 1 September 2004 at 7.00pm
Closure	The meeting closed at 9.45pm.

Jim Walsh
10 August 2004.