

**Minutes of Executive Committee Meeting
Held Monday 20th December 2004
Beginning at 7.00pm**

Present	Joe Abate, Daryl Collins, Jim Walsh, Robert Larizza & David Tuskan (Premier Strata Management).
Apologies	Alan Trafford
Chair	Robert Larizza
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the Executive Meeting held on 3 rd November 2004 be confirmed & adopted.
Issues Arising From AGM	<p>Election of Executive Committee Honorary Positions: Chairman: Robert Larizza Secretary: Jim Walsh Treasurer: Daryl Collins</p> <p>Tendering process for the supply of electricity to the complex has been initiated.</p> <p>Only authorized residents of the Elms can use PL facilities, ie the original owners. This privilege can only be passed onto the new owners upon sale of the lot in certain circumstances. Real Estate agents to be advised not to market the use of PL facilities.</p> <p>Safety inspection report is not necessary for residential properties and, as such, will not be proceeded with.</p> <p>Gym sub-committee will meet in January to assess the feasibility and options in retaining the gym.</p> <p>Request by owners of 1 Lindsay will be included on the open issues so that alternative options can be considered.</p> <p>Quotes to improve the lighting in the Captain's Club will be obtained.</p> <p>Update from the traffic sub-committee will be presented at the next meeting.</p> <p>Cracking in sections of roadways within the complex is evident. Quotes to be obtained for repairs.</p> <p>Sub-committee dealing with issue of the pergolas will include shading of the pool areas within the scope of the works to be undertaken.</p>
Request for air conditioners: 1 Borrowdale 9 Elizabeth 12 Elizabeth	<p>It was RESOLVED that the application from the owners of 1 Borrowdale for the installation of an air conditioning unit be approved subject to the ducting matching the colour of the rendered walls.</p> <p>It was RESOLVED that the application from the owners of 9 Elizabeth for the already installed air conditioning unit be approved. The issue of drainage from the air conditioner is a matter for the Strata, however the Executive Committee would prefer that the air conditioner does not drain to a pot plant.</p>

	It was RESOLVED that the application from the owners of 12 Elizabeth for the installation of an air conditioning unit be approved. Again, drainage from the air conditioner is a matter for the Strata, however the Executive Committee would prefer that the air conditioner does not drain to a pot plant.
Repair of Bullnose Tiles - Wentworth	Executive Committee have followed this matter up with IPM on behalf of all the Stratas. IPM have undertaken repairs on some balconies but the matter is a Strata responsibility.
Keys to Captain's Club	Keys to the Captain's Club will be provided to all Strata representatives and all Executive Committee members.
Maintenance of Common Property	A quote to repair the pavers near Golden Grove to be obtained. A quote of up to \$400 will not require Executive Committee approval.
General Business	Water leak within the common toilet near the east pool is to be rectified. The cleaning contractor to be requested to clean the floors to the common toilets and the sauner. Lock on the swimming pool gate along Captain's Club will be repaired.
Open Issues	It was RESOLVED that the following Open Issues be closed: 17, 77, 93, 98, 99, 125, 131, 133, 143, 145, 149, 157, 158, 159, 160, 161.
Next Meeting	The next executive meeting will be held on Monday 7 th February 2005 beginning at 7.00pm.
Closure	Daryl Collins left the meeting at 10.15. The meeting closed at 11.00pm.