

**Minutes of Executive Committee Meeting  
Held Wednesday 1 February 2006 at 7.00pm.**

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| <b>Present</b>                  | Joe Abate, Robert Larizza, John Musgrave, Alan Trafford, Jim Walsh, & David Tuskan (Premier Strata Management)  |
| <b>In Attendance</b>            | Vicki Park, (for GYM Agenda item).<br>Louise Ferlazzo (Lindsay) for part of meeting.<br>Frank (Lindsay). Apology, I did not get his surname - Jim.  |
| <b>Chairperson</b>              | Robert Larizza  |
| <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 17 October 2005 be confirmed & adopted.   |
| <b>Correspondence Out</b>       | To RTA, 01/12/05, re Burwood Rd/ Crane St traffic lights.<br>To Mayor CB City Council, 07/01/06 re Burwood Rd/ Crane St traffic lights.<br>To State Member for Drummoyne, 07/01/06, re Burwood Rd/ Crane St traffic lights.   |
| <b>GYM (OI 229)</b>             | It was RESOLVED that Premier table for review, at the end of April 2006, expenditure incurred outside normal maintenance from reopening to that date.<br><br>Joe Abate to discuss with CES Electrical the most efficient & cost effective way to have the timer relocated so that it cannot be changed by users.<br><br>It was RESOLVED that Alan Trafford approach business & commercial GYMs to ascertain the rules regarding the age, & under what conditions, children are allowed to use their facilities. APPRECIATION was expressed for David Webster's email of 02/12/05.<br><br>Dorothea Hasley's email of 11/01/06 was NOTED & it was RESOLVED that no action be taken. John Musgrave to discuss with Dorothea. |
| <b>Pergola By-Law (OI 230)</b>  | It was NOTED that there is an error on Detail 1 & Detail 2 of the plans attached to the By-Law approved at the 2005 AGM & thus it was RESOLVED that the specification 'laminated beam 260 x 65mm' be replaced with the specification 'laminated beam 240 x 65mm' on Detail 1 & Detail 2.<br><br>Premier to attend.  |
| <b>Illegal Parking (OI 231)</b> | It was RESOLVED that, in accordance with the resolution of the 2005 AGM, the executive committee will take prompt action by means of official notices/letters, & if need be, Mediation, against residents who regularly park illegally.<br><br>It was RESOLVED that only notices approved by the executive committee are to be placed on illegally parked vehicles. The secretary to reissue notices currently approved.  |

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| <p><b>Illegal Parking (OI 231) continued</b></p>                             | <p>It was RESOLVED that the secretary send a letter of apology to Michael Mouhajer regarding the unauthorised notices placed on his vehicle &amp; on the doors of Hunter.</p> <p>It was RESOLVED that the chairman &amp; secretary arrange to meet the person believed to have been responsible for the above-mentioned unauthorised notices.</p> <p>It was RESOLVED that Premier initiate Mediation through the Office of Fair Trading against the owners of vehicles AJS 27R, a Subaru, &amp; YXQ 841, a Ford Focus, for ongoing illegal parking.</p> <p>The action of the chairman, in conjunction with the strata &amp; managing agent, to have the lease of the owner of YXQ 841 terminated was ENDORSED by the committee.</p> <p>It was RESOLVED that Premier write to the owner/resident responsible for vehicles WKF 902, a Holden Berina, &amp; YUH 920, a Mitsubishi, reminding them of the parking By-Laws &amp; FURTHER that Premier initiate Mediation if illegal parking continues.</p> <p>It was RESOLVED that Premier write to the owner of ASL 75B, a Honda, reminding him that he had given an assurance he would not continue to park illegally.</p> <p>It was RESOLVED that the secretary ascertain if vehicle AB 61 BS is still being parked illegally &amp; FURTHER if this is the case that Premier initiate mediation.</p> |
| <p><b>Application for Building or Landscaping Modifications (OI 232)</b></p> | <p>It was RESOLVED that the proposal to amend the form where ‘Code exists to ask if application adheres to code &amp;, if not, to specify the non-conforming items’ be agreed to in principal.</p> <p>FURTHER that the secretary reconsider the exact wording &amp; circulate for approval.</p>  |
| <p><b>Code No. 1 Air Conditioning (OI 233)</b></p>                           | <p>It was RESOLVED that the following amendments be approved in principal:</p> <ul style="list-style-type: none"> <li>• Clause 2a to read ‘A <b>vertical</b> riser of ducting is required to house all electrical cables and A/C piping. NO HORIZONTAL DUCTING IS PERMITTED ON ANY EXTERNAL SURFACE OF THE BUILDING’.</li> <li>• Clause 2e to read ‘Water from the A/C unit must be drained to an existing water outlet and the method of draining must be detailed on the application’.</li> </ul> <p>FURTHER that the secretary reconsider the exact wording &amp; circulate for approval.</p>   |
| <p><b>Captain’s Club Keys (OI 234)</b></p>                                   | <p>The secretary REPORTED that two former representatives still have to pass on CC keys to the new representatives. Secretary to follow up.</p>  |
| <p><b>Use of Facilities by Non Residents</b></p>                             | <p>Premier REPORTED that a letter had been sent to the owners of 4 Macquarie advising them that as their property had been leased they are not entitled to use facilities.</p>   |

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| <b>Security (OI 235)</b>                                   | It was RESOLVED that, in view of recent occasions when non residents have entered the property & used the pool, including after hours, that the secretary obtain quotes for a security emergency response service.              |
| <b>Window Air Conditioners (OI 236)</b>                    | The secretary REPORTED that the Elizabeth strata representative has advised that the unit has been removed.<br><br>The secretary REPORTED that the Chisholm strata representative has yet to responded. Secretary to follow up. |
| <b>Application for Air Conditioner 12 Fitzroy (OI 237)</b> | Approval was CONFIRMED. Premier to provide formal approval.   |
| <b>Application for Awnings 1 Elizabeth</b>                 | It was NOTED that, due to the misinterpretation of a conversation the owner had with a member of the strata executive committee, awnings were installed without approval.<br><br>It was RESOLVED that no action be taken.       |
| <b>Pump Room Doors (OI 238)</b>                            | It was RESOLVED that the quotation for \$535.70 incl. GST from Miami Security, dated 23/01/06, for the repair of the pump room doors be accepted, & FURTHER that Premier subsequently arrange for painting.                     |
| <b>Tree Removal (OI 239)</b>                               | It was RESOLVED that the quotation for \$814.00 incl. GST from Active Tree services, dated 18/01/06, for the removal of five trees be accepted.   |
| <b>Pavers Outside Captain's Club (OI 240)</b>              | It was RESOLVED that Premier obtain quotations for the 'permanent' repair of the pavers.  |
| <b>Bligh Letterbox (OI 241)</b>                            | It was RESOLVED that Premier arrange for stripping, re-render & painting.   |
| <b>Eastern Pool (OI 242)</b>                               | It was RESOLVED that Premier arrange for the repair of the tile at the base of the handrail.  |
| <b>Sauna (OI 243)</b>                                      | Secretary to ask David Webster to carry out a further temperature check.  |
| <b>Tap Posts (OI 244)</b>                                  | It was RESOLVED that Premier arrange for the replacement of posts in April 2006.  |
| <b>Satellite Dish Hunter (OI 245)</b>                      | It was NOTED that the dish has been installed in the incorrect location. Chairman to contact Rod Crowne.  |
| <b>Other Open Issues</b>                                   | It was AGREED to defer consideration until after the next site inspection.  |
| <b>Site Inspection</b>                                     | Saturday 11 February at 9.30am. Meet outside CC.  |
| <b>Next Meeting</b>  | Wednesday 22 March 2006 at 7.00pm.  |
| <b>Closure</b>   | The meeting closed at 9.30pm.   |

Jim Walsh.  
8 February 2006.