

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

**Minutes of Executive Committee Meeting
Wednesday 18 October 2006 at 7.00pm**

Present	Joe Abate, Robert Larizza, John Musgrave, Alan Trafford, Jim Walsh, & David Tuskan (Premier Strata Management).
In Attendance	Jeff Bromage
Chairman	Robert Larizza
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the Executive Meeting held on 20 September 2006 be confirmed & adopted.
Correspondence In	Dealt with under relevant Agenda Item.
AGM 2006	<p>It was RESOLVED that the financial statements & budget put forward by our Managing Agent, David Tuskan, be accepted for presentation & resolution at the AGM.</p> <p>It was RESOLVED that the following Motion be placed on the AGM Agenda:</p> <ul style="list-style-type: none"> • THAT this meeting supports the actions the executive committee has been taking to discourage residents from parking illegally on the roadway, in the car wash bays & in visitors' parking spaces & directs the committee to continue: <ul style="list-style-type: none"> ○ placing notices on vehicles ○ having the Managing Agent send letters & issue Section 13A Notices ○ where necessary, initiating Mediation Proceedings, Adjudication Orders or Hearings before the Tribunal. <p>It was AGREED that, under General Business, members be asked to encourage residents to hand-water gardens & lawns during the permitted times. (OI 289).</p>
Illegal Parking (OI 284)	<p>It was RESOLVED that the managing agent send letters to residents believed responsible for the following vehicles which have been parked regularly in visitor spaces: Toyota AB 54 WC, Volkswagen AJY 22B, Mitsubishi van AL 91 EQ, Honda AWS 03Q, Ford Fiesta AYL 61B & Toyota Camry JH 902.</p> <p>It was NOTED that as yet no responses have been received to the secretary's email of 10/10/06 re vehicles: BMW AAH 24V, Toyota Camry AII 25 JP, Ford Falcon AJ 80 DD, Audi AMB 90V, Mazda 4wd ARO 62L, Mercedes AUH 12T, Peugeot NXB 36A, Mitsubishi 4wd RRY 814, Toyota Avalon XTC 207 & Holden sw ZFA 489.</p>

Illegal Parking, Process for Handling (OI 290)	It was RESOLVED that the chairman & secretary prepare a draft covering the process for dealing with illegal parking.
Air Conditioner 11 Barrington (OI 286)	It was NOTED that the Barrington MA is handling the unauthorized installation. Further it was RESOLVED that the CAMA take action if this issue is not resolved within 14 days.
Code for Antennae & Satellite Dishes (OI 274)	The draft prepared by Jeff Bromage was TABLED. After discussion it was AGREED that Jeff would investigate the technical feasibility of only one antenna or dish per strata.
Traffic Calming (OI 178)	The recommendation of Jeff Bromage (email 30/08/06), that should calming be resolved as necessary, that raised platforms are the only viable option was accepted. Jeff agreed to investigate further, including confirmation of costs.
Cleaning of Pathways (OI 275)	It was RESOLVED that Aquaclean's quote, 16/10/06, for \$3 710.00 incl. GST to clean all pavers including steps to stratas be accepted.
Pump Western Pool (OI 291)	It was RESOLVED that the quote from Thermo Pools, 15/10/06, for \$550.00 incl. GST to replace the pump be accepted, subject to the outcome of the MA's check of the current pump's warranty & confirmation of the capacity of the quoted pump.
TREES Adjacent to 5-8 Borrowdale (OI 292)	It was RESOLVED that the quote from Active Tree Services, 18/10/06, for \$264.00 incl. GST to trim the trees be accepted.
Creek Maintenance (OI 288)	It was RESOLVED that the quote from Water Features Australia, 26/09/06, for \$2 508.00 plus GST to carry out a major service be accepted.
Pool Areas Shading (OI 212)	A Shade Ahead's quote, 03/10/06, for \$7 000.00 (in/excluding GST?) to install two 5m diameter umbrellas was TABLED. The MA will ask ASA to refer a site where the product can be viewed.
Other Open Issues	It was RESOLVED that other open issues be dealt with as per the Open Issues List dated 18 October 2006.
Closed Issues	The following Open Issues were closed: 276, 277 & 278.
Next Meeting	To be determined.
Closure	The meeting closed at 10.05pm.

Jim Walsh
Hon. Secretary
24 October 2006.