

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

**Minutes of Executive Committee Meeting  
Wednesday 24 January 2007 at 7.00pm**

<b>Present</b>	Joe Abate, Daryl Collins, John Musgrave, Alan Trafford, Jim Walsh, & David Tuskan (Premier Strata Management).
<b>In Attendance</b>	Frank Muzzatti (for part of meeting).
<b>Acting Chairman</b>	The meeting was chaired by David Tuskan prior to the election of officers.
<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 18 October 2006 be confirmed & adopted.
<b>Correspondence In</b>	It was RESOLVED to deal with under the relevant Agenda Item.
<b>Election of Officers</b>	The following were elected: <ul style="list-style-type: none"> <li>• Chairman       Daryl Collins</li> <li>• Secretary      Jim Walsh</li> <li>• Treasurer      Joe Abate.</li> </ul>
<b>Chairman</b>	Daryl Collins took the Chair
<b>Illegal Parking</b>	<p>It was NOTED that there has been some improvement in the number of vehicles parked illegally.</p> <p>It was RESOLVED that Premier:</p> <ul style="list-style-type: none"> <li>• Issue a Section 13A Notice to the owner of Ford AYL 61B, 11 Lawson, &amp; failing compliance Mediation Proceedings be initiated.</li> <li>• Write a letter to the owner of Mazda AM 37 TE, 1 Hunter.</li> </ul> <p>It was REQUESTED that anyone knowing the owner of Mazda UIL 307 advise the secretary.</p> <p>It was RESOLVED that Premier prepare a letter to be distributed by PLCA members under the doors of their respective stratas advising residents of the Resolution re illegal parking passed at the 2006 AGM. The secretary to submit a draft for approval.</p> <p>It was NOTED that Adjudication Proceedings for illegal parking have been commenced against the owner of Volkswagen AJY 22B, 8 Scarborough.</p>

<b>Air Conditioners</b>	<p>It was RESOLVED that installation of the following air conditioners be approved:</p> <ul style="list-style-type: none"> <li>• 5 Macquarie (Confirmation, as Application met code).</li> <li>• 11 Barrington, IO 286, (Installed without approval but now modified to meet code).</li> <li>• 9 Lawson, OI 294, subject to meeting the specifications set out in the Application. (Originally installed without approval).</li> </ul>
<b>Eastern Pool Incident 16/01/07 (OI 295)</b>	<p>This incident is detailed in Richard Farmer's email of 17/01/07. After considerable discussion it was RESOLVED that:</p> <ul style="list-style-type: none"> <li>• The chairman, in company with the strata representative (or executive member), contact the resident responsible for the actions of the young people to point out the non-compliance with our By-Laws &amp; to ensure a similar situation does not recur.</li> <li>• Premier contact JBL Security to ascertain why they did not respond to our call &amp; invite them to visit Phillips Landing for orientation.</li> <li>• The secretary to respond to Richard Farmer's email.</li> </ul>
<b>Western Pool Paving (OI 296)</b>	<p>It was RESOLVED that Premier clarify the quotes from Kladis, Unicorn &amp; Harrison.</p>
<b>Frenchman's Walk</b>	<p>Refer Resolution of 2006 AGM. The quote from Pacific Wharf &amp; Pile, 24/01/07, for \$35,000, to demolish the wharf was tabled. It was NOTED that there would be additional costs to be determined</p> <p>It was RESOLVED that no further action be taken at this time.</p>
<b>Pest Control (OI 297)</b>	<p>Amalgamated Pest Control's report of 14/12/06 was tabled. It was RESOLVED that Premier obtain quotes to treat Community property.</p> <p>It was RECOMMENDED that Stratas have annual checks carried out.</p>
<b>Lawn between GG &amp; Alex (OI 298)</b>	<p>Email 5/01/07 from F Gard, 12 GG, was tabled. It was acknowledged that the lawn is in poor condition, however, it was RESOLVED to take no action until watering is considered. Refer OI 289.</p>
<b>Lopping of Tree Adjoining 8 Alex (OI 299)</b>	<p>Premier REPORTED that an order has been placed with Active Tree Services.</p>
<b>Stumps Western End (OI 300)</b>	<p>It was RESOLVED that Premier obtain a quote to remove stumps in order to prevent pests.</p>
<b>Watering Gardens (OI 289)</b>	<p>2006 AGM Resolution refers:          "It was RESOLVED that the secretary ask PLCA members to discuss with their strata executive committees their willingness to organise the watering of gardens &amp; lawns at least weekly. FURTHER that the PLCA provide hoses to stratas willing to participate." Secretary yet to attend.</p> <p>It was NOTED that Elizabeth has volunteered. Secretary to attend.</p>

<b>Fountain (OI 301)</b>	Refer 2006 AGM Resolution. It was RESOLVED that the secretary ask the initiator to come forward with a recommendation.
<b>Planter Box 1 Bligh (OI 302)</b>	It was RESOLVED that Premier request the owners to replant Japanese Box now repairs finished.
<b>Cleaning Tennis Court Board</b>	The person who cleans the board each Sunday evening is still seeking a volunteer to job share. If anyone is willing to volunteer please contact the secretary on 0408 807 307.
<b>Other Open Issues</b>	Refer Open Issues List as at 24/01/07.
<b>Open Issues Closed</b>	It was RESOLVED that the following Open Issues be closed: 265, 275, 278, 280, 281, 284, 288, 291 & 292.
<b>Next Meeting</b>	Wednesday 14 March 2007 at 7.00pm.
<b>Closure</b>	The meeting closed at 10.14pm.

Jim Walsh  
Hon. Secretary  
30 January 2007.