

**Minutes of Executive Committee Meeting
 Wednesday 19 March 2008 at 7.00pm**

Present	Joe Abate, Marco Benchoam, John Musgrave, Jim Walsh, & David Tuskan (Premier Strata Management).
Apology	Daryl Collins (Overseas)
In Attendance	Frank Muzzatti (2 Lindsay)
Chairman	In the absence of the Daryl Collins, John Musgrave was elected Chairman of the meeting.
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the executive meeting held on 30 January 2008 be confirmed & adopted.
Correspondence In	<p>Email 2/3/08 from Alan Trafford informing the committee that he & his wife have sold their property & thus he is resigning from the committee & as representative for Hunter.</p> <p>Email 18/3/08 from Rod Crowne, MA, advising that David Webster has been elected as the representative for Barrington.</p> <p>Anonymous letter, 14/03/08, from 'Residents of Phillips Landing', to Premier Strata Management, re certain issues. The committee declined to receive this correspondence but confirmed it always welcomes input from residents personally, or via email or letter, who are willing to identify themselves.</p> <p>Other correspondence was handled under the relevant item below.</p>
Security (OI 307)	<p>The secretary REPORTED that SNM Security advised that no problems had been detected during security checks during Friday & Saturday nights. They apologised for lack of feedback.</p> <p>It was RESOLVED that security checks continue until the end of March. Premier to advise SNM.</p>
PLCA Members' Responsibilities	It was RESOLVED that the document tabled by the secretary be adopted.
Missing Tiles Lindsay, Macquarie & Scarborough (OI 326)	It was RESOLVED that Premier contact Rod Crowne requesting that the missing bullnose tiles be replaced no later than 30 June 2008.
Paving around Western Pool (OI 321)	It was RESOLVED that Premier request a quote from Unicorn Landscaping to relay the tiles around the western pool.

<p>Illegal Parking (OI 344)</p>	<p>Premier TABLED a letter, dated 8/2/08, from the Office of Fair Trading, advising that the resident/s of 4 Macquarie had declined Mediation re illegal parking of vehicles. The action of Premier in initiating Adjudication Proceedings, in accordance with a standing AGM resolution, was CONFIRMED.</p> <p>Premier TABLED a letter, dated 11/3/08, from the Office of Fair Trading, advising that the resident/s of 8 Barrington had not responded to a Mediation request re illegal parking. The action of Premier in initiating Adjudication Proceedings, in accordance with a standing AGM resolution, was CONFIRMED.</p> <p>It was RESOLVED that a Section 13A Notice be issued by Premier to the resident/s of 2 Scarborough re illegal parking of TXN 064.</p> <p>Marco Benchoam AGREED to try & identify the resident/s responsible for the illegal parking of EVO 410, & inform Premier to enable action to be initiated.</p> <p>It was RESOLVED that Premier contact Bligh's MA in an effort to identify the resident/s responsible for the illegal parking of XRP 719 to enable action to be initiated.</p>
<p>Plant, Barrington (OI 330)</p>	<p>It was RESOLVED that Premier request Active Tree Service to cut & re-poison, under warranty, the Bird of paradise plant at the western entrance.</p>
<p>Dead Tree on Frenchman's Walk (OI 345)</p>	<p>It was RESOLVED that Joe ask the gardeners to replace the dead tree in front of 1 Barrington.</p>
<p>Nature Strip Burwood Rd (OI 346)</p>	<p>It was RESOLVED that Joe ask Unicorn Landscaping to quote for replacement of the lawn.</p>
<p>Lawn Edging (OI 347)</p>	<p>It was RESOLVED that Joe ask the gardeners to use an edger, instead of their current practice, to trim lawns edges.</p>
<p>Pool Chairs (OI 348)</p>	<p>It was RESOLVED that Premier obtain quotes for pool lounge chairs.</p>
<p>Tree Overhanging 5/1 Durham St (OI 341)</p>	<p>It was RESOLVED that no further action be taken. Secretary to inform the owner.</p>
<p>Cleaning Pathways (OI 275)</p>	<p>It was RESOLVED that Joe ask the gardeners for a quote to spray the pathways with 'Wet & Forget' so we can compare with other quotes.</p>
<p>Code 2, Security Doors & Screens (OI 349)</p>	<p>It was RESOLVED that the code be amended to stipulate that the only screen colour permitted is grey/black, i.e. the standard colour of fly screens. Secretary to update.</p>
<p>Satellite Dishes (OI 339)</p>	<p>It was RESOLVED that a maximum of two dishes per strata be permitted, to be owned by each strata's Owners' Corporation.</p>
<p>Animals (OI 350)</p>	<p>It was RESOLVED that animals be prohibited in the swimming pool areas & the tennis court. FURTHER that notices to this effect be placed in appropriate locations. Secretary to attend.</p>

Other Maintenance	<p>Premier was requested to attend to the following:</p> <ul style="list-style-type: none"> • Repair of shower screen in the sauna (OI 351) • Re-spraying, under warranty, of the sauna for cockroaches (OI 352) • Replace/repair light in sauna entrance (OI 353) • Register a complaint with the cleaners re inadequate cleaning of the GYM (OI 354) • Check lights at the western entrance which seem to be working intermittently (OI 355) • Repair of Governor's Drive post at western entrance (OI 356) • Contact Rod Crowne re removal of tiles stored near Scarborough (OI 358)
Other Open Issues	Refer Open Issues List as at 19 March 2008.
Open Issues Closed	It was RESOLVED that the following issues be closed: 298, 317, 322, 328, 336, 337, 340, 341 & 342,
Site Inspection (OI 343)	Set for Saturday 12 April at 9.00am
Open Forum (OI 357)	It was RESOLVED that agenda items be sought for a proposed Open Forum to be held on Wednesday 4 June at 7.00pm.
Next Meeting	Wednesday 4 June 2008 after the Open Forum, if held, otherwise at 7.00pm.
Closure	The meeting closed at 10.30pm.

Jim Walsh, Hon. Secretary,
25 March 2008,
secretary@phillipslanding.net