

Minutes of Executive Committee Meeting
Wednesday 16 July 2008 at 7.00pm

Present	Daryl Collins (Chairman), Joe Abate, Marco Benchoam, John Musgrave, Jim Walsh, & David Tuskan (Premier Strata Management).
Apologies	Apologies were received from Nic Martino, Security Sub-committee Convenor, & Frank Muzzatti, 2 Lindsay.
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the executive meeting held on 4 June 2008 be confirmed & adopted.
Correspondence In	<p>Reply from CB Council, 9/7/08, advising that the dip causing problems to vehicles is our responsibility. It was RESOLVED that Council be requested to attend an onsite meeting. (OI 372).</p> <p>Email, 16/7/08, from the MA of 245 Burwood Rd, requesting us to contribute to a new fence between 245 & 247. Quotes were not provided. It was RESOLVED that, if we consider the present fence needs to be replaced, we are willing to pay half the cost of replacing a fence to the same standard. (OI 377).</p>
Sauna (OI 375)	In view of recent misuse of the sauna, it was RESOLVED that the hours of use be between 5.00am & 11.00pm (the same the GYM hours) & that a notice be placed outside the sauna stating the principle By-Laws.
Security Sub-Committee (OI 372)	<p>The sub-committee was invited to bring its recommendations to the next exec committee meeting on 22 October & report to the AGM on 24 November.</p> <p>The committee was requested to consider entrance lighting as part of its agenda.</p>
Council Cleanups (OI 376)	<p>The need to protect the recently laid turf on the nature strip in Burwood Rd when rubbish is deposited for cleanups was discussed, but no obvious solution was identified.</p> <p>(Since the meeting we have become aware of the recent use of plastic covering at Randwick Racecourse & this is being investigated).</p>
Illegal Parking (OI 344)	<p>It was RESOLVED that Premier write to the owner/s of 2 Scarborough re parking of YTX 437.</p> <p>It was RESOLVED that the Bligh & Fitzroy representatives be asked to try & identify the owner of XRP 719.</p>
Washing on Balconies (OI 338)	Daryl agreed to remind Fitzroy residents in the top & middle southern Units & the middle northern Unit re By-Law 120.

Use of Community Property (OI 374)	It was RESOLVED that Premier write to Mr Porter, Chisholm, regarding his use of community property adjacent to the Captain's Club on Sunday 18/5/08. The secretary agreed to contact Richard Farmer for advice concerning what appears to be a loophole in our By-Laws.
Air Conditioner 7 Bligh (OI 378)	It was RESOLVED that Premier write to the Bligh MA & representative advising them that the unapproved A/C will not be approved as presently installed as it does not conform to Code #1. FURTHER that an <i>Application for Building or Landscaping Modifications</i> form be submitted within two weeks from receipt of the request.
Street Numbers at Entrances (OI 373)	It was RESOLVED that the four numbers (247) recently installed be removed & replaced with suitable brass numbers.
Parking Lines (OI 249)	David Tuskan advised he would contact the gardeners re roping off the relevant parking spaces to enable the contractor to complete the marking.
Tennis Court Broom (OI 359)	It was RESOLVED that a broom, at a cost of \$85.00, be purchased for sweeping the court. The committee indicated its appreciation to Michael Mouhajer, 3 Hunter, for his offer to sweep the court when necessary.
Vandalised Tree (OI 360)	It was RESOLVED that Unicorn's quote, approx. \$1,200.00, be accepted to remove & mulch.
GYM Wall (OI 364)	It was RESOLVED that Minos Painting's quote 129, 7/7/08, to repaint the exterior walls of the GYM at a cost of \$770.00 incl. GST be accepted.
Other Maintenance	Refer Open Issues List as at 16 July 2008.
Open Issues Closed	It was RESOLVED that the following OIs be closed: 330, 346, 350, 354, 355, 361 & 362.
Next Meeting	Wednesday 22 October 2008 at 7.00pm.
Closure	The meeting closed at 9.38pm.

Jim Walsh
Hon. Secretary
23 July 2008.
(secretary@phillipslanding.net)

Diary Note: AGM Monday 24 November at 7.00pm.