

### Minutes of Executive Committee Meeting - Wednesday 4 March, 2009

<b>Present</b>	Marco Benchoam, Collette Hillier, John Musgrave, Joe Strati & Jim Walsh & David Tuskan (Premier Strata Management)
<b>In Attendance</b>	Representative (4 Bligh), Michael Mouhajer (3 Hunter) & Anthony Prior (8 Alexander).
<b>Apologies</b>	Nic Martino (2 Bligh), Convenor, Security Sub-committee.
<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 16 December 2008 be confirmed & adopted.
<b>Fountain Upgrade (OI 301)</b>	<p>Anthony Prior said he thought the current water 'fountain' did little to enhance the surroundings &amp; that a more appropriate fountain should be installed. He agreed to act as convenor of a sub-committee to come up with a recommendation. It was RESOLVED that an upgraded fountain would be favourably considered if a suitable recommendation is provided at reasonable cost.</p> <p>Secretary to invite representatives to join sub-committee.</p>
<b>Site Inspection 25/02/09</b>	Refer OI 389.
<b>Pest Control</b>	<p>It was RESOLVED that Amalgamated's report of 18/12/2008 did not require further action at this time. However, the secretary is to pass on comments regarding two stratas. (OI 394)</p> <p>It was REPORTED that red back spiders were recently found in the gardens in the vicinity of Bligh. It was RESOLVED that the secretary email representatives concerning other areas, so that action may be taken if necessary. (OI 390)</p>
<b>Use of Captain's Club (OI 335)</b>	<p>In response to a request from Yvonne Webster (12 Barrington) &amp; Kevin Ward (10 Barrington) for use of the Captain's Club on Thursday evenings for a singing group, it was RESOLVED that permission be granted on a trial basis for four occasions provided singing not go on past 9.00pm. An initial meeting will be held on Thursday 12/03/09.</p> <p>It was NOTED that the committee had previously agreed for the Club to be used as required for a Women's Group. An initial gathering will be held on Monday 16/03/09.</p> <p>The possibility of amending our By-Laws to permit hiring of the Club on Sundays and/or Public Holidays was raised. It was RESOLVED that this item be placed on the agenda for the AGM in November. In the meantime the committee welcomes owners' views.</p>
<b>Air Conditioning 7 Bligh (OI 378)</b>	The managing agent REPORTED that the owner has advised he is arranging to modify the installation in accordance with the approval.

<b>Illegal Parking (OI 344)</b>	<p>The secretary REPORTED that recently he has received a number of complaints about visitors being unable to park due to residents' vehicles occupying visitor spaces.</p> <p>Representatives are again asked to help by providing the secretary with information about residents' vehicles illegally parked in visitors' spaces or on the roadway near their strata. Details required: registration number, make of vehicle, dates parked, &amp; if known, the responsible resident/s.</p> <p>It was RESOLVED that the MA write to the resident of 4 Chisholm regarding the ongoing parking of AH 89 JB, or any other vehicle. FURTHER as this resident has previously agreed at Mediation not to park illegally, that if parking continues Adjudication be initiated.</p>
<b>Pavers (OI 329)</b>	It was RESOLVED that, as determined at the site inspection, pavers near Golden Grove need the most urgent repair & the MA will ask Unicorn to rope off the most dangerous section. MA & secretary to pursue resolution.
<b>Lawn Edging (OI 347)</b>	It was NOTED that Unicorn still has not responded to our request to use an edger rather than a whipper snipper. MA to contact contractor.
<b>Tree Trimming (OI 381)</b>	<p>Council approval awaited re trimming of trees on Frenchman's Walk. MA to follow up.</p> <p>Trees o/s 12 Alexander are hitting windows. Secretary to attend.</p>
<b>Barrington Letterbox Light</b>	In response to a request from Barrington (email, D Webster 04/03/09) it was RESOLVED that approval be given for the installation of a light, the same as Alexander's, at the strata's cost. It was NOTED that Alexander's light was installed at the strata's cost.
<b>243 Burwood Rd (OI 391)</b>	In response to a request from Cliff Gadd & Kevin Brown (letter 02/03/09), on behalf of 243 Burwood Rd, concerning tree rubbish in our area adjoining their property, it was RESOLVED that the secretary investigate & if necessary, contact the MA re clean up.
<b>Dog, 4 Macquarie (OI 392)</b>	In response to a complaint re the barking of a dog it was RESOLVED that the secretary ask the strata MA to handle.
<b>Numbers on Letterboxes</b>	Bligh has questioned the need for a number in addition to an alpha on letterboxes. It was RESOLVED that this item be placed on the agenda for the AGM.
<b>Directional Signs (OI 393)</b>	Because of the location of the Bligh letterbox in relation to its pedestrian & vehicular entrance the strata has requested a directional sign be placed on its letterbox. It was RESOLVED that a suitable sign be installed when the strata determines the wording. FURTHER that the secretary contact Lawson re its interest in a sign because of the location of the letterbox.
<b>Other Maintenance</b>	Refer Open issues List as at 4 March 2009.
<b>Open Issues Closed</b>	It was RESOLVED that the following OIs be closed: 302, 321, 335, 344, 367, 381, 384 & 386.
<b>Next Meeting</b>	Wednesday 27 May, 2009 at 7.00pm.
<b>Closure</b>	The meeting closed at 9.55pm.