

Minutes of Executive Committee Meeting - Wednesday 27 May, 2009

Present	Marco Benchoam, Collette Hillier, John Musgrave & Jim Walsh & David Tuskan (Managing Agent, Premier Strata Management)
In Attendance	Cliff Noisen (1 Hunter), Ingrid Paling (3 Bligh) & the owner 4 Bligh
Apologies	Joe Strati
Chairman	Marco Benchoam took the Chair in the absence of Joe Strati.
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the executive meeting held on 4 March 2009 be confirmed & adopted.
Correspondence In	<p>(a) Request from Collette Hillier that non-executive attendees at executive meetings be given the option of having their Unit number only, & not their name, shown in the Minutes posted on the Phillips Landing website.</p> <p>It was RESOLVED that non-executive attendees be given the option of having their Unit number only, & not their name, shown in the Minutes.</p> <p>(b) The secretary reported that 'The Biggest Morning Tea' organised by the Women's Group & held on Monday 25 May was attended by 68 people & that a total of \$873.00 was collected for the Cancer Council.</p> <p>The meeting congratulated the Group on the success of its first major event.</p>
Illegal Parking	<p>The MA advised that Mediation has been set down for 11 June for 7 Chisholm & 1 Hunter .</p> <p>Cliff Noisen advised that his daughter, whose vehicle had been parked, is no longer living at 1 Hunter.</p> <p>The secretary reported that the MA has recently sent letters to eight residents reminding them that By-Law 83 prohibits the parking of residents' vehicles in visitors' spaces.</p>
Unapproved Air Conditioners	<p>It was RESOLVED that the application submitted by 4 Scarborough be approved as it conforms to our code.</p> <p>It was RESOLVED that the application submitted by 2 Scarborough be approved subject to the decibel rating conforming to Government requirements.</p>
Maintaining the Quality of Our Living (OI 396)	It was RESOLVED that, in view of the number of recent occurrences where By-Laws have been ignored, that a brochure be prepared & distributed to residents & non-resident owners outlining the part our By-Laws play in maintaining our quality of living . Ingrid Paling volunteered to assist in production of the brochure.
Newsletter (OI 397)	The offer of Ingrid Paling to consider the publication of a Newsletter was ACCEPTED with pleasure. It was NOTED that Newsletters were published in 2001 & 2004.

By-Law Breaches	It was RESOLVED that where the MA sends letters to residents regarding breaches of By-Laws that, if breaches continue, a second letter be sent within five days. FURTHER if breaches still continue that Mediation proceedings through the Office of Fair Trading be immediately initiated.
Minor Property Repairs Agreement (OI 398)	It was RESOLVED that the MA formalise an agreement with Peak Maintenance (the Community cleaners) to carry out minor property maintenance without reference up to a labour cost of \$100.00 on any one occasion. FURTHER that if more major works are identified that Peak advise the MA.
Property Maintenance (OI389)	Appreciation was expressed to representatives who responded to the secretary's email requesting ongoing advice of maintenance needs. Refer to OI 389 for outstanding & new items to be addressed by the exec committee. It was RESOLVED to accept quote no. 267 from Action Tree Management, 20/05/09, for \$1,265.00 incl. GST, to build a root barrier alongside a portion of the pavers between Golden Grove & Alexander so as to prevent tree roots damaging & lifting pavers. It was NOTED that this work is a pre-requisite to repair of pavers.
Signage Sub-committee (OI 399)	Ingrid Paling volunteered to convene a sub-committee to consider all aspects of signage, or lack thereof. This results from residents' concerns about taxis & service vehicles having trouble locating stratas. If you wish to join the SC or provide input, please contact Ingrid on ingrid.paling@gmail.com or 9744 6623.
Garden Maintenance	Refer to OI 395 for outstanding & new items to be addressed by the exec committee
Gardening Sub-committee (OI 400)	Marco Benchoam is convening a sub-committee to liaise with Joe Abate regarding gardening standards. Collette Hillier is joining the SC & if you wish to join or provide input please contact Marco on marco@benelec.com.au or 0408 629 555.
Tree Vandalism (OI 401)	It was RESOLVED that the secretary write to Canada Bay Council expressing dissatisfaction at its response of 28/04/09 to illegal tree pruning on Frenchman's Walk. The secretary REPORTED that this issue has been referred to the Canada Bay Community Schemes Alliance for discussion with Council, as the principle affects all its member communities.
Captain's Club By-Laws (OI 402)	A number of residents have suggested that the club should be able to be reserved on Sundays, & possibly on some public holidays, which current By-Laws prohibit & that the hours for individual bookings may need review. If you wish to comment on this issue, please contact Collette Hillier on collettehillier@hotmail.com or 0400 022 910. It should be NOTED that By-Law changes may only be made at an AGM or SGM.
Other Issues	Refer Open Issues List as at 27 May 2009.
Open issues Closed	It was RESOLVED that the following OIs be closed: 208, 326, 338, 368, 370, 372, 378, 381, 390, 391, 392 & 394. OIs 329, 371 & 388 have been transferred to OI 389 & OI 371 to OI 395.
Next Meeting	Wednesday 29 July, at 7.00pm.
Closure	The Meeting closed at 9.37pm.