

Minutes of Executive Committee Meeting - Wednesday 29 July, 2009

Present	Collette Hillier, John Musgrave, Joe Strati & Jim Walsh; & David Tuskan (Managing Agent, Premier Strata Management)
Apologies	Marco Benchoam (Overseas)
In Attendance	Allan Kull, 7 Lawson; Andrew McLaughlin, 1 Wentworth (part of meeting); & the owner 4 Bligh.
Chairman	Joe Strati
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the executive meeting held on 27 May 2009 be confirmed & adopted.
Captain's Club By-Laws (OI 402)	<p>Recommended amendments to By-Laws, presented by Collette Hillier, were ACCEPTED IN PRINCIPLE, but it was agreed that this issue requires further consideration, including:</p> <ul style="list-style-type: none"> • substituting the word 'resident' for 'person' • provision that a resident 18 years or older must be present at all times when the club is being used • when the club is being used casually, i.e. not having been reserved through the managing agent, a suitable formula is established to safeguard community assets. <p>The Chairman volunteered to draft revised By-Laws for further consideration.</p> <p>Note: By-Laws may only be changed at an AGM/SGM.</p>
Illegal Parking (OI 403)	<p>The managing agent REPORTED that, following unsatisfactory Mediation, adjudication proceedings have been initiated against the resident of 7 Chisholm.</p> <p>Information is sought as to the resident responsible for the ongoing illegal parking of a Mercedes BT 373 in the visitors' parking area between Bligh & Fitzroy.</p> <p>Other parking violations are being followed up.</p>
Unapproved Structure (OI 404)	It was RESOLVED that the chairman & secretary contact the owner of 5 Borrowdale regarding the installation of an unapproved flue which the committee considers to be an unacceptable structure.
Pavers o/s Golden Grove (OI 389)	It was RESOLVED that Unicorn's quote 1410, 24/7/09, to repair/replace pavers in the specified area for \$2,750.00 incl. GST be accepted subject to clarification regarding the cost being inclusive of any new pavers, colour matching & the extent of the area.
Peak Maintenance (OI 398)	The managing agent REPORTED that an agreement has been made with our cleaners to carry out minor property maintenance.

Lights Frenchman's Walk (OI 389)	Quotes were tabled from CES & Powertek to repair/replace bollard lights. Allan Kull volunteered to investigate other options & report back to the committee.
New Power Circuit CC Kitchen (OI 389)	It was RESOLVED that quote 1022, 22/7/09, from CES Electrical for \$616.00 incl. GST to install a new 32 amp circuit in the kitchen be accepted.
Port Jackson Figs F/walk	Based on the arborist's report, it was RESOLVED that the request from Wentworth to appeal against the CB Council's decision not to approve the removal of three Port Jackson Fig trees on Frenchman's Walk be rejected.
Gate Scarborough 2	It was RESOLVED that the request from the owner 2 Scarborough to install a gate in the fence onto Frenchman's Walk be rejected. The main reasons being: <ul style="list-style-type: none"> • A gate to the waterfront would not be in keeping with the theme of the Community Scheme • Access to the walkway would be across the garden • It could set a precedent for other owners requesting gates to the waterfront &, possibly, Burwood Road.
General Business	<p>1. Community Gatherings: It was RESOLVED that the secretary write to the Phillips Landing Women's Group congratulating them on the very successful Community Gathering they organised on 10 July & thanking them for planning two more gatherings between now & Christmas. Members acknowledged the benefits to the community from such events.</p> <p>2. Floor of Captain's Club: It was NOTED that the carpet in the CC is severely soiled in parts even though it is cleaned regularly. Collette volunteered to investigate other suitable types of floor covering. (OI 389)</p> <p>3. Walls of Captain's Club: As walls in the CC have been damaged by the use of tape to attach decorations it was suggested that a railing with small hooks could be placed around the walls for this purpose. To be entered on maintenance list & considered prior to internal painting. (OI 389)</p>
Other Issues	Refer Open Issues List as at 29 July 2009
Open Issues Closed	The following OIs were closed: 387, 398 & 401
Next Meeting	Wednesday 14 October, at 7.00pm.
Closure	The Meeting closed at 10.55pm.

Jim Walsh
Hon. Secretary, 4 August 2009
(secretary@phillipslanding.net)