

Minutes of Executive Committee Meeting - Wednesday 14th October, 2009

Present	Marco Benchoam, Collette Hillier, John Musgrave, & Jim Walsh; & David Tuskan (Managing Agent, Premier Strata Management)
Apologies	Joe Strati
In Attendance	Ingrid Paling (Bligh 3), Norma Marcuso (Flinders 14)
Chairman	Marco Benchoam
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the executive meeting held on 29 July 2009 be confirmed & adopted.
Financial Statements and Proposed Budget for 2009/10	David Tuskan tabled the Financial Statements for the year ended 30 September 2009. It was RESOLVED that Premier Strata's recommendation of a total budget (administrative & sinking funds) of \$211,109 including gst be presented to the AGM. This is an increase of 0.05% on last year.
Eligibility for Election to Executive Committee	By-Laws 101 & 102 of the Phillip's Landing Community Management Statement outlines the eligibility for election to the Executive Committee.
Illegal Parking (OI 344)	7 Chisholm still parking in visitors' parking spaces on occasions in contravention of an Adjudication order issued. Executive Committee to provide details of parking infringements for application to CTTT for a financial penalty to be imposed.
Unapproved Installation (OI 404)	It was RESOLVED that mediation proceeding be undertaken against the owner of 5 Borrowdale regarding the unapproved installation of a flue.
Captain's Club By-Laws (OI 402)	Collette to follow-up with Joe Strati.

Balcony Fitzroy	Managing Agent advised that residents have agreed to remove the inappropriate item off the balcony.
Water Feature	It was RESOLVED that the quote from Water Feature Australia for \$2,475 including gst be accepted. A quote to be obtained for on-going maintenance of the water feature.
Numbers on Letter Boxes	It was RESOLVED that a motion be placed on the AGM agenda to remove "lot" numbers off the letter boxes.
Missing Fence Balls	Cracking, missing and rotting balls on top of the fencing posts will be repaired and/or replaced as necessary.
Trees on Frenchman's Walk (OI 395)	It was RESOLVED that an arborist be engaged to report on the removal of the she-oak trees between the path and the sea wall. Estimated cost approximately \$400.
Absence	Jim ADVISED that he will be away from 15 th to 28 th October, inclusive.
Open Issues	The Secretary will issue Open Issues List at a later date.
Next Meeting	Immediately after the AGM.
Closure	The Meeting closed at 9.10pm.

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