

**Minutes of Executive Committee Meeting
 Held on Wednesday 9 February 2011 Beginning at 7.06pm**

Present	Therese Briggs, Stephen Hillier, Oliver, Jim Walsh, David Webster; David Tuskan (Premier Strata Management).
In Attendance	Joe Ficarra (3 Alexander).
Chairman	David Webster
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the executive meeting held on 22 November 2010 be confirmed & adopted.
Financials	The balance sheet as at 09/02/11 was tabled, showing a balance of \$141,810.40 including \$88,244.77 deposited in investment accounts.
Power	Following discussion of Energy Australia's letter of 29/12/10 & the report of 08/02/11 from CES Electrical Services, it was agreed that: <ul style="list-style-type: none"> • David Tuskan would seek further clarification & options from EA • Oliver would investigate potential options regarding the use of solar power.

By-Laws

Illegal Parking	It was NOTED that a number of residents persist in disregarding the By-Laws, which they accepted as a legal condition of residence when buying or leasing their Unit, by parking vehicles in visitors' bays. This denies the visitors of other residents their right to park within the complex. The committee REQUESTS residents to report offenders to the secretary so that legal action may be taken. Information required is: <ol style="list-style-type: none"> 1. Registration number & make of vehicle 2. Dates parked 3. The unit responsible for the vehicle, if known.
Inappropriate Items on Balconies	It was RESOLVED that advice be included in a notice to residents regarding washing & other items prohibited or inappropriate on balconies.
Use of Pools	It was RESOLVED that residents be reminded of the health & safety standards to be observed when using the swimming pools.
Awning Application	The application from the owner of 4 Bligh for the installation of a retractable awning, approved by the Owners' Corporation, was approved subject to no action being taken until the application is emailed to all committee members.
B & L Code #4	It was RESOLVED that the following wording be removed from Building & Landscaping Code 4, <i>Exterior Blinds & Awnings</i> : <i>Top floor units without a roofline which extends over the entire depth of the balcony may not install external blinds & awnings. The PLCA is considering alternate coverings for these units.</i>

Gardening

Tree Removal & Pruning	<p>The first phase was carried out recently. The invoice from Matt The Tree Fella, 04/02/11, for \$5,170.00 incl. gst, was APPROVED.</p> <p>Items added to the 'request' list: Lindsay – palm trees; Alexander – tree near unit12; Walkway between Scarborough & Barrington – reduction in height to form hedge & pruning around light in lower hedge; Eastern perimeter – pruning overhang of Port Jackson trees in park.</p> <p>The Gardening Sub-committee has medium term plans in place, but if stratas wish to recommend specific gardening work please email David Webster on ydweb@bigpond.net.au</p>
Watering	<p>In view of the hot weather some short term action has been taken & the committee is looking at the longer term. If any residents are willing to water the lawns & gardens (equipment to be supplied by the PLCA) please contact David Webster.</p>

Property Maintenance & Improvement

Appearance	<p>Borrowdale letterbox: Prior to maintenance David Tuskan will follow-up to ascertain if the strata wishes to contribute to the installation of A4 boxes.</p> <p>Scarborough: David Tuskan will follow-up re painting, especially to south side on Frenchman's Walk.</p> <p>Wentworth letterbox: Jim will follow-up painting.</p>
Rats	<p>Appreciation was expressed to Chisholm for the pest control action they have taken.</p> <p>It was RESOLVED to include in a notice to residents a request to ensure food is not left about & garbage bin lids are closed so as not to attract rats. PLCA to take further action if necessary.</p>
General Maintenance	<p>David Tuskan to arrange repairs/maintenance:</p> <p>Pools: CPR sign western; toilet/equipment room eastern; umbrella support eastern; check umbrella support western; replace depth signs eastern; install laminated signs both pools re contact details for urgent maintenance.</p> <p>Toilets, Rubbish & Leaves: Contact Peak re more frequent maintenance in summer.</p> <p>Wooden Bridge: re-sanding.</p> <p>Lights: Most lights out between Flinders & Lawson; one light out at western entrance (also inquire about better solution).</p>

General Business

Use of Captain's Club	<p>A request from David Webster on behalf of <i>The Bakers' Golf Club</i> for use of the CC by 16 persons for approx. two hours, four times per year, was APPROVED subject to a payment of \$30.00 per year & to a PL resident being present on all occasions.</p>
Next Meeting	<p>Wednesday 6 April 2011 at 7.00pm.</p>
Closure	<p>The meeting closed at 9.54pm.</p>