

Minutes of Executive Committee Meeting
Held on Wednesday 7 October 2015 at 7.30pm

Present	Annette Harvey, Oliver, Gary Patterson, Stephen Hillier, Peter Sheldon
In Attendance	Bruno Vespa (Fitzroy), David Webster (Barrington), Andrew and Leslie Thompson (Fitzroy), David Tuskan (Premier Strata Management)
Apologies	
Chairman	Oliver
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the Executive Committee meeting held on 26 August 2015 be confirmed and adopted.
Financials	Current Funds: As at 30 September 2015 funds balance was \$253,701.07, made up of \$23,995.34 Administrative Fund and \$229,705.73 Sinking Fund. The proposed budget increase for the 2015/16 financial year to be presented at the AGM is 2.5 per cent.

Correspondence In/Out Since Last Meeting

3 Fitzroy (SP 50409)	Application received from lot 3 for installation of a balcony blind was approved.
1 Alexander (SP 47656)	Application received from lot 1 for installation of a spit-system air conditioning unit was approved.
9 Bligh (SP 50664)	Application received from lot 9 to deposit a skip bin in the parking space for one week was approved.
Cleaning Specifications	Cleaning specifications are to be updated and a tender sought for the cleaning and maintenance of the Community property areas.

Maintenance of Community Property

Fences & Pavers	Community fences are being repairs as required. Various sections of paved footpath areas have been repaired. Tree roots being the main cause for lifting pavers.
Painting	Mainland Building Solutions (MBS) revised quote was accepted for rectification work and painting of the Captain's Club room complex, the individual letter boxes and the water fountain. The Executive Committee to propose an alternative colour scheme for painting of the Captain's Club complex for resolution at the AGM.
Scarborough (SP 46619) – painting	Documents have been lodged with NSW Civil and Administrative Tribunal (NCAT) for an order to be issued to SP 46619 to paint the external surfaces of the building.

Captain's Club - Furniture	The Executive Committee are investigating possibilities for replacement furniture in the Captain's Club room.
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Gardening

Report from the Gardening Subcommittee	The lock on the green garbage bin room attached to the Hunter building is to be upgraded to permit the door to be fully closed and locked.
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By-Laws

Illegal Parking	<p>It was noted that, from time to time, various vehicles are parked along the common roadways. Apart from obstructing the roadways, parking along the roadways is dangerous and is in breach of the Community Association by-laws. Residents are advised to report any such parking violations directly to the police. Burwood police telephone number is 97458411.</p> <p>Residents parking in the visitor allocated parking spots and the car wash bays are being identified and action will be taken via the NSW Civil and Administrative Tribunal (NCAT).</p>
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General

Next Meeting	Monday 23 November 2015, immediately after the AGM.
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Closure

The meeting closed at 9.15pm.