

**REPORT OF OWNERS' OPEN FORUM**  
**Held Wednesday 2 June 2004 in the Captain's Club at 7.00pm**

**1. Attendance from Attendance Register, & Apologies.**

Strata Block	Owners Present		Apologies from Owners	
	No.	From No. of Units	No.	From No. of Units
Alexander	1	1		
Barrington	1	1	1	1
Bligh	2	1		
Borrowdale	2	2		
Chisholm				
Elizabeth	2	2		
Fitzroy	4	2		
Flinders				
Golden Grove				
Hunter	1	1	1	1
Lawson	8	5		
Lindsay	5	4	1	1
Macquarie	7	5		
Scarborough	2	1		
Wentworth				
Managing Agent			1	
<b>Total</b>	<b>35</b>	<b>25 (14%)</b>	<b>4</b>	<b>3</b>

**2. Building & Landscaping Codes**

There was general agreement about the need for codes. Issues raised included:

- The possibility of awnings for top floors of stratas that do not have roofs
- Types of blinds & awnings permitted by Code No. 4.

Regarding blinds & awnings, the executive pointed out that while a number of quality products are available there is a need to maintain uniformity of appearance. Executive to consider.

### 3. Security

There was a deal of discussion about the burglaries that have occurred over recent months. A number of helpful hints were shared & a number of attendees agreed to pass on suggestions to the Secretary so that they can be placed on our web site. Lawson owners suggested that we contact the Crime Prevention Manager, Burwood Police, to arrange an inspection of the whole site. They commented that police suggestions following an inspection of Lawson had been helpful. Contact has already been made.

A few common sense precautions mentioned at the meeting were:

- Make sure strangers do not tailgate you through garage & entrance doors
- Don't open entrance doors at the request of strangers
- Escort visitors not well known to you to the front security door, so they do not have access to foyers
- Wait a minute before driving off to ensure the garage door has closed behind you
- Consider security locks that penetrate into the floor for individual garage doors.

### 4. Illegal Parking

- Mention was made that By-Law Inspectors from Canada Bay Council book offenders in the Abbotsford Cove complex. Our Managing Agent approached Council about this matter two months ago, without success. The executive committee will pursue.
- In response to a complaint from one owner that a notice had been glued to the windscreen of their visitor's car parked in the carwash bay, the executive stated, that while it does not approve of such parking, the attachment of this type of notice is strictly illegal. Approved notices have been authorised for placing under a windscreen wiper or attachment to the passenger window behind the driver.
- The excessive speed of some drivers through the complex was raised. It was considered that if this continues it is only a matter of time before a serious accident occurs. It was suggested that consideration be given to the installation of speed control devices.

### 5. Inappropriate Items on Balconies

It was suggested that where inappropriate items are stored on balconies that, in the first instance, the strata representative, together with a member of the executive, approach the residents & remind them of By-Laws 10 & 17 of the Strata Schemes Management Act 1996 & By-Law 120 of the Phillips Landing Community Association Management Statement. This has been successful on a number of occasions.

#### Appropriate Items on Balconies

- Garden furniture
- Plants
- B-B-Qs
- Air conditioning units

#### Inappropriate Items on Balconies

- Washing
- Ladders
- Garbage bins
- Mops & brooms
- Bicycles
- Furniture other than garden furniture

## **6. Water Conservation**

The issue of water conservation was raised. A number of owners had seen an invention on the ABC program "The New Inventors" which seemed could benefit our gardens. While it may be some time before this invention is commercially available, it was agreed that this or other possibilities are worth investigating.

## **7. Nose Tiles**

Nose tiles missing from some buildings was brought to the attention of the Forum. The executive advised that this item is still on the Open Issues List.

## **8. Letter Boxes**

Lawson owners raised the problems that occur for visitors, & potentially for emergency personnel, because of the location of their letterbox. They suggested that it would be more appropriately located on the roadway to the southern side of the building. Also, the inadequate size of letterboxes was raised & one of the owners agreed to pass on information to the executive.

## **9. Pools**

- It was noted that the gates to both pools are now key-locked.
- It was suggested that handrails could be fitted to the stairs for the benefit of older or less agile residents.

## **10. Creek**

The silting up of the creek was drawn to attention. The executive advised that a solution is being sought.

Jim Walsh  
23 June 2004.