

**Minutes of Association Committee Meeting
Held on Tuesday 14 December 2021 at 6.30pm**

Present	P Sheldon, B Vespa, M Kennedy, S Johnson, J Robertson
In Attendance	D Webster (Barrington); M Bird (Lindsay); S Malicki (Scarborough); D Tuskan (Premier Strata Management)
Apologies	G Patterson
Chairman	P Sheldon
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the Association Committee meeting held on 15 November 2021 be confirmed and adopted.
Financials	Current Funds: As at 2 December 2021 funds balance was \$326,290.10, comprising \$86,089.28 Administrative Fund and \$240,200.82 Capital Works Fund.
Executive Committee Vacancy	No appointment was made to the vacant position on the Association Committee.

Correspondence

Open Issues	4 Lindsay air conditioners – work has been completed, ie electrical conduit has been painted to the colour of the wall. Timber wharf repair – quote to undertake repairs to the timber wharf was tabled at the meeting. The committee is to arrange scope of works for additional quotes to be obtained. Project co-ordinator – the committee will engage a project co-ordinator to assist in formulating scope of works and to monitor project works.
Parking	Residents can contact Burwood police station on 97458499 to report vehicles illegally parked along the common roadway areas.

Maintenance of Community Property

Timber bridge repair/replacement	Quote to remove the existing timber bridge was tabled. The committee did not consider the quote adequate in detail. The committee members will draft specifications for this job. Quotes will be obtained based on the new specifications. Kneebone and Beretta Engineers fee proposal to inspect the bridge sub-structure when the bridge is removed/excavated was accepted – cost \$1,100 plus gst.
Creek Bridge Handrails	Delay with installation of handrails due to the break-down in welding equipment. Handrails will be installed prior to Christmas.

Maintenance of eastern pool change room and toilet	Specifications for repair work and painting of the complex to be formulated by the strata committee. Quotes to be obtained based on the specifications provided.
Western swimming pool fence and painting of external gym room wall	This project will be deferred until the new Architectural and Landscaping standards and codes are finalised and adopted.
Architectural and Landscaping Standards and Building Codes	The committee will organise with Giles Tribe Architects an information session covering the proposed architectural and landscaping standards and building codes. Session will be open to all community lot owners. Lot owners will be notified of date and time of this session.

Gardening

Report from the Gardening Sub-committee	Annual tree maintenance work has commenced this week. Upon request of the owner at the Scarborough building, three large Paperbark trees near lots 1 and 2 will be inspected. Tree roots are lifting the footpath pavers. New planting has been disrupted by shortage of supply of plants due to COVID. The gardening contractor is experiencing difficulty in obtaining required plants from suppliers. The gardening contractor has updated the hedging equipment to electric. This will reduce the overall noise generated.
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General

Next Meeting	Date of next meeting to be advised.
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Closure

The meeting closed at 8.25pm.