

**Minutes of Association Committee Meeting
Held on Tuesday 14 February 2023 at 6.30pm**

Present	P Sheldon, J Olander, G Patterson; D May; J Robertson; S Johnson
In Attendance	B Ko (Bligh); S Attwooll (Elizabeth); D Tuskan (Premier Strata Management)
Apologies	B Vespa
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 13 December 2022 be confirmed and adopted.
Financials	Current Funds: As at 2 February 2023 funds balance was \$313,357.46, comprising \$60,298.51 Administrative Fund and \$253,058.95 Capital Works Fund.
Association Committee Vacancy	In terms of Part 3, Division1, Section 38 (2) of the Community Land Management Act 2021, Committee acknowledged the vacant position on the Association committee. No nominations were received.

Correspondence

Safety – steps and hand rails	Audit of steps and handrails throughout the complex to determine potential needs for additional handrails has been completed and presented at the meeting. Quotes to be obtained for installation of handrails to areas identified in the audit.
Phillip's Landing website	JMR have not, as yet, provided a proposal for the new Phillip's Landing website. S Johnson to follow this up.
Abloy security key system	Integrity Security representative attended the meeting via zoom. The current Abloy keying system is obsolete (after 25 years of service), ie cylinder parts for locks are no longer available. Integrity will update the schedule of locks and provide a costed proposal for replacement of the Community Association locks as well as replacement of the individual strata plan locks should strata plans wish to proceed. The system proposed is the most up to date Abloy.
A Plus Fire – booster hydrant	Quote to replace non-compliant hydrant booster valves was approved – cost \$3,310 plus gst.
Parking	An outline of requirement by the Council to monitor parking at the Phillip's Landing complex was presented at the meeting. A sub-committee of S Attwooll, G Patterson and J Robertson was elected to further progress this with the Council. The committee has determined to step-up action against residents parking on the Community Associations property in contravention of the registered by-law on parking. Notice will be issued to all residents regarding the current

	parking regulations at the complex. Action via Office of Fair Trading will commence against residents who repeatedly breach the by-law.
Bligh – storm water pipe repair	Quote from RPR Services Group was accepted for repair/relining of the stormwater pipe leading to the Bligh building affected by tree roots – cost \$3,040 plus gst).
Elizabeth - footpath to building	Quotes to be obtained to replace stepping stones from the community property footpath to the Elizabeth building with a full footpath to aid access to wheel chairs and walkers.
Sea wall capping stones	Some twenty capping stones have been removed or thrown into the bay by vandals. Quote from Affordable Services was accepted for reinstatement of these stones – cost \$2,980 plus gst.
Tennis court fence	The wire fencing is bent up at the base allowing balls through. Base to be secured to the concrete footings.
CA lighting survey	Further to the lighting survey already undertaken, replacement light globes for garden bollard and wall lights has been suggested with warm white for bollards and cooler white for exterior wall security lights. J Olander will install sample globes in a couple of areas to demonstrate colour and intensity. Ausgrid to be approached regarding replacement upgrade of street lights to LED with brightness and spread improvements (compliance).

Maintenance of Community Property

Timber bridge repair/replacement	Noviion Engineers and Structural Building Maintenance Pty Ltd to advise date when work on the bridge will commence. Timber sleeper decking will be removed to reveal substructure for engineer's inspection and advice.
Sauna repairs	Additional quotes requested were not received by the time of this meeting. Will be available by the next scheduled committee meeting.

Gardening

Report from the Gardening Sub-committee	An application is to be lodged with Council for removal of large branches off a gum tree overhanging 245 Burwood Rd and located along the common boundary fence. Evaluation by our Tree service and Garden Committee to be made regarding request for pruning of three large gum trees located along the tennis court fence line, adjacent to Golden Grove building & driveway. After review, branches of trees overhanging the Hunter and the Borrowdale buildings will be trimmed back. Work is scheduled for 24 February 2023, weather permitting. The Arborist report on Pine trees at the Phillip's Landing complex notes that several trees are diseased and some are dying. Further testing has confirmed this disease which has no cure. A management plan will be devised between the Garden Committee and our Arborist to monitor and to remove diseased trees as necessary to prevent the spread to other pine trees. A tree located on the Community property at the rear of the end unit of Hunter building (south) has been severely pruned back and damaged by unknown person(s). Residents are reminded that trees located on Community Association property are responsibility of the Community Association to maintain. A strata plan or an individual may apply to the
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	Association Committee to consider pruning or possible removal of tree(s), however, never should any such action be taken without the Community approval via the Executive Committee.
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Next Meeting	The Committee meeting will be held on Tuesday 18 April 2023, commencing at 6.30pm.
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Closure - The meeting closed at 9.10pm.