

Phillips Landing Community Association DP 270051
247 Burwood Road Concord NSW 2137
www.phillipslanding.net

Association Committee Meeting
Wednesday 25 October 2023 at 6.00pm

Present	P Sheldon (Wentworth); D May (Lindsay); J Robertson (Chisholm)
In Attendance	D Webster (Barrington); N Dennis (Elizabeth); J Abate (Borrowdale); McGann (Premier Strata Management)
Apologies	S Johnson (Hunter); G Patterson (Macquarie); B Vespa (Fitzroy);
Chairman	P Sheldon
Quorum	It was noted that a quorum was present with S Johnson and G Patterson affording their voting rights to the Chairman and Secretary.
Minutes	It was RESOLVED that the Minutes of the Association Committee meeting held on 8 th August 2023 be confirmed and adopted.
5. Financials	Current Funds: As at 30th Sept 2023 funds balance was \$246,899.62, comprising \$9,157.03 Administrative Fund and \$237,742.59 Capital Works Fund. Committee to review all expense items and allocations and the Capital Works Schedule in preparation for drafting the next Budget. ACTION: It was RESOLVED that J Robertson would meet with the T McGann (Premier Strata) to review the account codes for the capital works budget for the new financial year.

Correspondence

6.a Safety - handrails	D May REPORTED that the handrails in the common areas had been completed by EA building Group as per quotation. ACTION: A copy of the invoice to be forwarded to the Chairman & D.May
6.b Phillip's Landing website	This item was DEFERRED and carried over with RS to update to the next Committee Meeting.
6.c Abloy security key system	It was RESOLVED that as the deadline for additional keys <u>for community</u> facilities and gates had passed (31/08), that the Strata Manager (SM) now confirm orders to Integrity Locksmiths for the Abloy keys with 2 per lot owner and any additional as advised by individual stratas to date. NOTED that Lawson; Bligh and Macquarie had advised that their committees' had RESOLVED AGAINST proceeding with the Abloy upgrade to their own buildings. ACTION: The SM to issue a Work Order to Integrity Locksmiths for the quotes received <u>for the community locks and keys</u> including any revisions communicated to date regarding the number of keys required in addition by individual stratas (chargeable to them).

7.h Sewer repairs	P Sheldon updated the committee on the sewer line issues & repairs immediately outside Elizabeth & between Elizabeth & Hunter. Further to the initial Elizabeth sewer pipe damage, additional CCTV indicated blockages downline in the main sewer pipe requiring excavation (1.2m), clearing and repair. The committee RESOLVED to continue with the works commenced by Hurstville Plumbing on the main sewer pipe with accounts to be monitored by PS (EC), PS noting to committee that apportionment of earlier initial costs paid by Elizabeth would need to be reviewed once all works were completed as a significant component related to the main sewer line.
7.i Security agreement	It was understood that the SNP security contract was up in October 2023 and committee RESOLVED to continue on a month by month basis and review again in the new year. ACTION: SM to communicate the schemes desire to SNP.
7.j Capstones & Paving	D May updated on missing or loose bayside retaining wall capstones. Committee RESOLVED to seek quotes from Harrison Group; Affordable & EA building who will meet DM on site for Scope of Work Note: These same contractors to quote for Elizabeth/Hunter paving. ACTION: SM to request quotations, DM to meet each contractor.

7.k Gardening Report from the Gardening Sub-committee	P Sheldon tabled the gardening report.
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Next Meeting	The short committee meeting will be held immediately following the AGM on Wednesday 7 February 2024, commencing at 6.00pm. Captains room.
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Closure - The meeting closed at 9.05pm.

Open Items	5. Budget Review – continue 3/11/2023 Action: JR,TM 6.b Phillips Landing Website – Carried over to next meeting-R.Sheldon to provide update and another quote obtained. Action: PS 6.c Abloy Keys – Order Placed 13/11/2023 Action: TM 6.e Lights – Carried over until next meeting. Action: JO 6.f Defibrillators – follow up quotes Action: TM, PS 6.g Park Bench – Handitech to provide quote Action: TM 7.a BridgeTimber–F/up timber costs & revised quote Action: PS 7.d Bench rectification – follow up with Handitech Action: DM 7.e Footpath (Borrowdale) – Site to be reviewed. Affordable quote(requested by DT) to be recirculated to EC Action: TM 7.g Garden Bollard replacement and bush rock/timbers Action: PS 7.i Security contract – awaiting response from SNP Action: TM 7.j Capstones – DM to meet contractors Action: DM

6.d Parking	The Strata Manager advised that the \$1500.00 payment had been made to Canada Bay Council for their traffic Committee to formally evaluate the Policing of Visitor Parking for the Scheme.
6.e Community Association lights	This item was DEFERRED until next meeting when J Olander will update the committee.
6.f Acquisition of defibrillators	Quotes had been received from St John's Ambulance and approved at the August meeting. ACTION: SM to follow up on quotes and determine if a WO had been submitted. (noting quotes had been arranged from by B Duncan of Elizabeth who presented at the 8/8/23 meeting).
6.g Park Bench Eastern Pool	It was RESOLVED that a quote be obtained from Handitech for an additional park bench (x1) to match existing. ACTION: SM to request quote.
6.h Reno App air con U5 Wentworth	This item was withdrawn as application had not been received to date

Maintenance of Community Property

7.a Timber bridge repair/replacement	P Sheldon advised that a revision of the timber costs from the contractor was yet to be received & was necessary for determining supply & price before resubmission of quote to reflect actual costs (not estimates).
7.b Sauna repairs	Major sauna repairs have been completed. D May advised the scheme is simply awaiting the new lock and then this will also be switched over during the Abloy upgrade process.
7.c Tennis court fence repair	It was understood this work had been completed. ACTION: SM to confirm with J.Olander (EC) that work was satisfactory.
7.d Garden benches	Work on the garden bench seats has not been completed to satisfaction. Contractor is to return and rectify the job. ACTION: DM to follow up with contractor.
7.e Footpath repair / General maintenance	A previous request to re-lay the footpath between the Borrowdale building and Governors Drive was further considered based on concerns presented by J.Abate (Borrowdale). D May(EC) had previously inspected & reported water pooling occurred in some areas during rain but drained quickly. ACTION: SM to circulate quote to EC from Affordable building (DT) for consideration.
7.f Pool repairs	It was reported that new handles were required on pool storage room. Also quotes be obtained for two nylon mesh pool lounges. ACTION: SM to have Handitech attend to storage room door handles.
7.g Scarborough Garden Frontage	Quotes from Alexander Enterprises to install timber sleepers & bush rock retaining. Quote #1053 dated 19/10/21 \$8000.00 excl gst and for bollard light replacement from Powertek quote #2023409 dated 13/9/23 \$9,850.00 incl GST. The Committee RESOLVED to accept both quotes. ACTION: PS to liaise on timing of installation.