

**Phillips Landing Community Association DP No. 270051
247 Burwood Road Concord NSW 2137**

**Minutes of Executive Committee Meeting
Wednesdays 31 May 8.55pm-10.30pm & 07 June 2006 6.00pm-7.20pm**

Wednesday 31 May:

Present	Jeff Bromage (proxy for Joe Abate), Robert Larizza, John Musgrave, Alan Trafford, Jim Walsh & David Tuskan (Premier Strata Management).
Apologies	Joe Abate
Chairman	Robert Larizza
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the Executive Meeting held on 22 March 2006 be confirmed & adopted.
Correspondence In	Card from the Secretary, Barrie Tomkins, on behalf of Lawson Strata, thanking the executive committee "for their, at times, thankless task of overseeing this community."
Installation of Air Conditioning	It was RESOLVED that applications be approved from: <ul style="list-style-type: none"> • 6 Elizabeth • 16 Macquarie, subject to green ducting to match the existing downpipe & air conditioning ducting on Unit 7.
Security (OI 235)	Premier was REQUESTED to arrange an Agreement with JBL Protective Services as per their quote of 05/01/06.
Replacement Sewer Pump (OI 262)	It was RESOLVED that quote 4428, 10/05/06, from New World Pumps, at a cost of \$6 734.20 incl. GST be accepted. Premier to place order.

At 10.30pm the meeting was adjourned until 6.00pm Wednesday 7 June 2006.

Wednesday 7 June:

Present	Robert Larizza, John Musgrave & Jim Walsh
Apologies	Joe Abate & Alan Trafford
Chairman	Robert Larizza
Quorum	It was noted that a quorum was present.
Replacement Pool Pump (OI 263)	It was RESOLVED that quote E155, 29/05/06, from Pacific Pool Cleaning, at a cost of \$680.00 plus GST be accepted. Premier to place order.
Moreton Bay Fig Trees (OI 264)	It was RESOLVED that Premier seek permission from CB Council for the removal of the two Moreton Bay trees on Frenchman's Walk near Wentworth/Chisholm.

Ramp near Elizabeth (OI 223)	It was RESOLVED that the quote from Unicorn Building Maintenance for the installation of a small ramp on the walkway near Elizabeth, at a cost of \$275.00 incl. GST, be accepted. Premier to place order.
Pavers near Elizabeth & GG/ Alex (OI 253)	It was RESOLVED that the quote from Unicorn Building Maintenance for repair of pavers on the steps near Elizabeth & Golden Grove/Alexander, at a cost of \$260.00 incl. GST, be accepted. Premier to place order.
Plants o/s Lawson (OI 265)	It was RESOLVED that the gardeners be requested to remove the three largest banana type plants. Secretary to pass to Joe Abate.
Illegal Parking, Bligh 8 (OI 266)	It was NOTED that the Chairman has asked Bligh MA to contact the resident re illegal parking of courier vehicle & private vehicle.
Door Closers (OI 267)	It was RESOLVED that Premier place an order for the installation of door closers on the three toilet doors & the sauna door.
Garden Lights, Cleaning (OI 268)	It was RESOLVED that Premier obtain a quote from the cleaners to clean the garden lights on a half-yearly basis.
Garden Lights, Maintenance (OI 269)	It was RESOLVED that Premier arrange to have maintenance carried out to garden lights where necessary. John & Jim to advise lights needing maintenance.
Letterboxes (OI 270)	It was RESOLVED that architects, Nettletontribe, be asked for a cost to provide (1) a design for new letterboxes capable of taking A4 size documents for personal mail & with a large common box for advertising material & (2) a design for adding a large common box for advertising material to existing letterboxes. FURTHER that they take into account that either option may coexist with the other or with existing letterboxes. Secretary to attend.
Future Water Supply (OI 208)	It was RESOLVED that OI 208 be widened from 'bore water' to 'future water supply'.
Other Open Issues	It was RESOLVED that other open issues be dealt with as per the Open Issues List dated 7 June 2006.
Open Issues Closed	It was RESOLVED that the following Open Issues be closed: 213, 217, 231, 232, 233, 246, 247, 248, 250, 251, 252, 254, 255 & 257 (merged with 208).
Next Meeting	To be determined.

Jim Walsh
Hon. Secretary
12 June 2006.