

Minutes of Executive Committee Meeting - Wednesday 26 May 2010

Present	Therese Briggs, Oliver, Jim Walsh & David Webster; & David Tuskan (Managing Agent, Premier Strata Management).
Apology	Joe Strati
In Attendance	Richard Farmer, 6 Wentworth.
Chairman	In the absence of Joe Strati, Oliver was elected chairman.
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the executive meeting held on 31 March 2010 be confirmed & adopted.
Finances	The MA TABLED the YTD budget comparison 1 October 2009 to 20 May 2010. This shows actual admin fund expenditure of \$108,123.19 against a budget of \$93,153.12. The overrun of \$16,516.48 for gardening is being investigated. Total funds as at 20 May were \$144,626.78.

By-Laws

Captain's Club	It was RESOLVED that the amended By-Laws previously circulated be adopted and that they be presented to an SGM on 30 June 2010.
Air Conditioning Ducting	Oliver REPORTED he is still awaiting a response from the owner 10 Hunter re arranging a meeting with the exec committee concerning the unapproved air conditioning ducting. It was RESOLVED that Oliver request the owner to respond no later than 11/6/10.
Illegal Parking	The MA REPORTED he has still not received the decision of adjudication proceedings re 8 Bligh from the Consumer, Trader & Tenancy Tribunal. MA to follow up.
Welcome Leaflet	It was RESOLVED that the draft brochure, tabled by the secretary, be accepted in principle with minor amendments. Secretary to circulate for final review. It was RESOLVED that the invoice from Wendy Blume Illustration & Design for \$150.00 be paid.

Property Maintenance & Improvement

Captain's Club	It was RESOLVED that: <ul style="list-style-type: none"> • The walls, ceiling & inside doors be painted at this stage & that, subject to satisfactory negotiation with Minos Painting re adjustment of their quote of 6/4/10, that they be commissioned to perform the work. • Urfith's quotes of, 28/4/10 & 18/5/10, to install picture rails & skirting boards at a total cost of \$685.74 incl. gst be accepted. • Croydon Park Carpet's quote to prepare the floor & lay vinyl planks at a cost of \$3,820.00 incl. gst be accepted.
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Pavers in Front of Captain's Club	It was RESOLVED that Integrated Building Consultancy's quote, 20/5/10, of \$762.00 incl. gst to proceed with tendering and supervision of the proposed work be accepted.
Pavers Western End Golden Grove	It was RESOLVED that Active Trees be requested to quote for root removal & installation of a root barrier, if necessary, to enable pavers to be reset.
Improved Signage	It was RESOLVED that Corporate Sign Industries' quote, 11/5/10, for \$5,907.00 incl. gst to install signage in accordance with our specification, 19/4/10, be accepted. It was NOTED that one sign for \$489.50 is subject to a claim on the CA insurers & one sign for \$401.50 is to the Alexander strata account.
Traffic Mirrors	Urfith's quote, 18/5/10, for the installation of two traffic mirrors on the eastern driveway for \$463.36 each incl. gst was acknowledged. It was RESOLVED that two exec committee members confirm the need & proposed location with the requesting owner.
Water Feature	D-Scapes has advised the submersed pump needs replacement & has recommended a dry pump. It was RESOLVED that quotes be requested for the necessary work & for an ongoing maintenance agreement.

Gardening

Specification	Gardens Renewed's specification, 30/4/10, recommending improvements and an ongoing maintenance program was accepted. Favourable comment was made re the comprehensiveness of the report. The specification will be sent out with the Minutes. It was RESOLVED that David W discuss with Gardens Renewed the possibility of their being in a position to provide labour & accept responsibility for performance, & that the MA obtain quotes from at least two gardening contractors.
Contact with Gardeners	It was RESOLVED that, with immediate effect, David W would be the contact with our current gardeners.
Requests	Gardening requests from Lindsay, Scarborough & Wentworth were NOTED & will be dealt with as soon as practicable. Where tree removal or lopping is concerned it is the intention to approach Council with an overall plan.
Information	The gardening sub-committee will provide more information & answer questions at the SGM on 30 June.

Other Open Issues	Refer Open Issues List as at 26/05/10.
SGM	Wednesday 30 June at 7.00pm. Agenda items: <ul style="list-style-type: none"> • Captain's Club By-Laws • Gardening information & questions
Next EC Meeting	Wednesday 11 August 2010 at 7.00pm.