

Minutes of Executive Committee Meeting - Wednesday 13 October, 2010

Present	Oliver, Jim Walsh & David Webster; David Tuskan (Managing Agent, Premier Strata Management)
Apologies	Therese Briggs (Overseas)
In Attendance	Stephen Hillier (6 Lawson)
Chairman	Oliver was elected Chairmen of the committee.
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the executive meeting held on 11 August 2010 be confirmed & adopted.
Correspondence In	Email from Joe Strati advising his resignation from the executive committee due to work & other commitments.
Financial Statements and Proposed Budget for 2010/11	David Tuskan tabled the Financial Statements for the year ended 30 September 2010. It was RESOLVED that a total budget (administrative & sinking funds) of \$228,250 including gst be presented to the AGM.

By-Laws

Air Conditioning Ducting 10 Hunter	It was RESOLVED that the committee's preferred solution would be for the ducting to be internal but that, under the circumstances, it is willing to accept option 3 as set out in the owner's email of 3/10/2010 subject to there being no additional vertical ducting & that the horizontal ducting be placed directly under the soffit & painted the colour of the bricks & that the work be completed by 1/12/2010.
Ducting 12 Bligh	Oliver agreed to investigate the possible unapproved ducting the colour of which is not in keeping with other ducting on the building.
Motorised Awning 2 Lawson	It was RESOLVED that the owner's request to install a motorised awning to replace the existing blind be approved subject it being the same colour green as the existing blind.
Illegal Parking	It was RESOLVED that the standing resolution re illegal parking carried at the 2007 & earlier AGMs be submitted as a motion to the 2010 AGM.

Gardening

Sub-committee Report	David Webster, the sub-committee convenor, tabled a report from Peter Langtry, Gardens Renewed, of recommended improvements. He also gave a verbal report of the new gardeners' activities since 2 August.
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Property Maintenance & Improvement

Strata Appearance	MA agreed to follow up the result of Scarborough's AGM held 14/9/10.
Appearance of Letterboxes	<p>It was noted that Borrowdale's letterbox (& possibly others) is in need of painting & repair. It was RESOLVED that, in line with its responsibility, the community association will arrange maintenance but will inquire if the strata wishes to contribute funds to have A4 size boxes installed. MA to attend.</p> <p>Note other stratas: Please advise MA, David Tuskan, by 30/10/10 if your strata wishes to participate in a similar arrangement.</p>
Water Feature Pump	It was RESOLVED that the MA ask D-Scapes to recommend, as a matter of urgency, an adequate solution to the noise problem.
Pavers in Front of Captain's Club	It was RESOLVED that the MA ask Peak Maintenance to re-sand pavers as necessary.
Pool Umbrellas	Committee to check if umbrellas need cleaning.
Road Marking	The MA advised he is awaiting a quote.
Bullnose Tiles	As there appears to be conflicting advice regarding the availability of bullnose tiles, David W agreed to investigate.
Peak Maintenance	The MA was asked to advise the committee of Peak's hourly labour rate for ad hoc jobs.

Neighbourhood Watch Team	It was RESOLVED that the secretary ask existing members of their willingness to continue as part of the team & that further volunteers be sought as the AGM.
Other Open Issues	Refer Open Issues list as at 13/10/10.
Upcoming Events	<ul style="list-style-type: none">• AGM: Monday 22 November at 7.00pm• Christmas Community Gathering: Friday 10 December 6.00-9.00pm.
Next Meeting	At the conclusion of the AGM on 22/11/10.
Closure	The meeting closed at 9.47pm.

Jim Walsh
Hon. Secretary
16 October 2010.