

**Minutes of Executive Committee Meeting
 Held on Wednesday 24 August 2011 Beginning at 7.08pm**

Present	Therese Briggs, Stephen Hillier, Oliver & Jim Walsh. David Tuskan (Premier Strata Management).
Apology	David Webster (Overseas).
Chairman	Therese Briggs.
Quorum	It was noted that a quorum was present.
Minutes	It was RESOLVED that the Minutes of the executive meeting held on 29 June 2011 be confirmed & adopted.
Financials	As at 22 August 2011 funds balance was &154,873.89, made up of \$20,098.20 in the administrative fund &134,775.69 in the sinking fund. Funds balance at the similar time last year was \$136,676.79. It was RESOLVED that the quote from QS Solutions of \$1,100.00 incl. gst for provision of the next 10 year sinking fund forecast be accepted.

Electricity

Supply	David Tuskan REPORTED Caslec Engineers have advised that Ausgrid is designing the upgrade to their sub-station on our premises. No definite date for the installation has yet been set. Subsequently, Caslec will rebalance our load.
Smart Meters	More information to be obtained & circulated. Refer to our website for an overview.
Pool Power Saver	MA agreed to follow up the pool cleaner & others to obtain more information.

By-Laws

Solar for Hot Water	As indicative quotes from Bannermans & David Le Page were in the same ballpark it was AGREED that the MA would inquire if either lawyer had experience in developing similar by-laws. Other things being equal, David Le Page is the preferred lawyer as he was responsible for our original by-laws. Subsequent to selection it was RESOLVED that a face to face meeting be arranged to clarify our intentions.
Illegal Parking	Because of the number of residents regularly parking in visitors' spaces & thus denying parking to visitors & tradespeople it was RESOLVED to intensify the placing of notices on vehicles.
Mediation	It was RESOLVED to initiate mediation proceedings with the resident of 5 Wentworth.

Gardening

Acceptance of Quotes	It was RESOLVED to renew quotes as follows: <ul style="list-style-type: none">• From gardening supervisor, Peter Langtry, of Gardens Renewed, at the rate of \$850.00 per month incl. gst for 14 months ending 30/09/12.• From The Gardening Maintenance Company at the rate of \$5,213.24 per month incl. gst for 14 months ending 30/09/12 & at the rate of \$5,369.58 per month incl. gst for the year ending 30/09/13.
Annual Report	It was NOTED that Peter Langtry's report for the period August 2010 to July 2011, which includes initiatives for consideration in 2011/12, has been circulated to strata representatives & is on our website.

Property Maintenance & Improvement

Letterboxes	It was NOTED that a number of boxes, including Borrowdale, Chisholm & Wentworth are in need of maintenance. Secretary to check all boxes & advise MA.
Car Wash	MA to arrange repair of damaged right pillar.
Post near Sewer Pump	Secretary to check damaged post & pass request to MA or Peak Maintenance.
Electrical Equipment	Secretary to contact CES Electrical re damaged turrets & light & follow up improved entrance lights.
Pavers	It was RESOLVED that Aquaclean's quote of \$6,594 incl. gst to clean pavers using <i>Wet & Forget</i> be accepted subject to the MA clarifying the cost in relation to the previous cleaning.
Noticeboard	It was RESOLVED that the MA obtain a quote for a glass-door noticeboard to be placed outside the Captain's Club.

General Business

Friends of Cabarita	The secretary REPORTED that, at the request of <i>The Friends of Cabarita</i> , he sent a letter to John Sidoti MP supporting their request for a solution to the anti-social behaviour of some fishermen & others at Cabarita Wharf & Park.
Next Meetings	Exec. Committee: Wednesday 19 October at 7.00pm. AGM: Monday 28 November at 7.00pm – Please note change of date.
Closure	The meeting closed at 9.24pm.

Jim Walsh
Hon. Secretary
secretary@phillipslanding.net
29 August 2011.