

**Minutes of Executive Committee Meeting  
 Held on Wednesday 19 October 2011 Beginning at 7.12pm**

<b>Present</b>	Therese Briggs, Stephen Hillier, Oliver, Jim Walsh & David Webster. David Tuskan (Premier Strata Management).
<b>In Attendance</b>	Filomena Gard, 12 Golden Grove, for part of meeting.
<b>Chairman</b>	David Webster
<b>Quorum</b>	It was noted that a quorum was present.
<b>Minutes</b>	It was RESOLVED that the Minutes of the executive meeting held on 24 August 2011 be confirmed & adopted.
<b>Financials</b>	<p><b>Current Funds:</b>          As at 30 September 2011 funds balance was \$139,189.95, made up of \$4,544.26 in the administrative fund &amp; \$134,645.69 in the sinking fund. Funds balance at the same time last year was \$136,676.79.</p> <p>In response to a question raised by the committee in advance of the meeting David Tuskan reported that, due to an oversight on the part of Premier Strata, the budget for 2011, as resolved at the 2010 AGM, was not put into effect. This resulted in levies received for year ended 30/09/11 being \$12,631.00 (incl. gst) less than budgeted.</p> <p><b>Budget Recommendation:</b>          After consideration of the financial position &amp; the forthcoming expected expenditure it was RESOLVED that the following budget be recommended to the AGM:</p> <p style="margin-left: 40px;">Admin 165,260.00 + 16,526.00 gst = 181,786.00          Sinking <u>45,000.00</u> + <u>5,500.00</u> gst = <u>49,500.00</u>  <u>210,260.00</u> + <u>21,026.00</u> gst = <u>231,286.00</u></p> <p>As the budget increase was nil in 2011 &amp; 0.05% in 2010, this is an increase of 9.4% over 2010 &amp; 9.5% over 2009.</p>
<b>AGM Agenda Item</b>	<p>It was RESOLVED that the following standing resolution be placed on the Agenda:</p> <p>THAT this meeting supports the actions the executive committee has been taking to discourage residents from parking illegally on the roadway, in the car wash bays &amp; in visitors' parking spaces &amp; directs the committee to continue:</p> <ul style="list-style-type: none"> <li>• Placing notices on vehicles</li> <li>• Having the Managing Agent send letters &amp; issue Section 13A Notices</li> <li>• Where necessary, initiating Mediation Proceedings, Adjudication Orders or Hearings before the Tribunal.</li> </ul>

## Electricity

<b>Supply</b>	David Tuskan REPORTED Caslec Engineers are preparing to transfer the main electricity cables for Bligh, Borrowdale & Hunter to the new turret. Cutover date to be advised.
<b>Pool Power Saver</b>	David Tuskan REPORTED that investigations have indicated the proposed device would not be cost effective.

## By-Laws

<b>Solar for Hot Water</b>	It was RESOLVED that David Tuskan contact David Le Page requesting the proposed By-Laws be available for consideration by the committee on Monday 24/10/11 at 8.00pm
<b>Air Conditioner</b>	It was RESOLVED that the air conditioner already installed by 9 Barrington be approved as it conforms to the code. It was noted that the owner had followed correct approval procedures but had been incorrectly given the go-ahead by the managing agents, Raine & Horne.

## Property Maintenance & Improvement

<b>Letterboxes</b>	Following the tabling of a report on the condition of boxes it was RESOLVED that: <ul style="list-style-type: none"><li>• the MA inquire where we can check the quality of boxes quoted for by Mailboxes Are-Us &amp; obtain the cost differential between current size &amp; A4 boxes</li><li>• Borrowdale &amp; Chisholm surround are the highest priority for maintenance.</li></ul>
<b>Car Wash</b>	It was NOTED that repairs are in progress. A suggestion received by the committee to place bollards in front of the two front pillars was not agreed to.
<b>Post near Sewer Pump</b>	The MA ADVISED an order for replacement has been placed with Peak Maintenance.
<b>Electrical Equipment</b>	CES Electrical's quote 12086 for \$1,595.00 incl. gst was to replace the damaged turret & install improved entrance lights was CONFIRMED.
<b>Perimeter Fencing</b>	It was RESOLVED that the MA contact a fencing contractor to repair pickets & posts & replace nobs, where necessary, around Barrington, Chisholm, Flinders, Lawson & Wentworth.
<b>'Green' Room</b>	It was RESOLVED that, in view of a recent problem affecting the garage door, the MA obtain a quote to install a barrier in the 'green' bin storage area in Hunter.

## General Business

<b>Next Meetings /Gathering</b>	AGM: Monday 28 November at 7.00pm. Exec. Committee: Following the AGM Christmas Gathering: Friday 2 December at 6.00pm.
<b>Closure</b>	The meeting closed at 9.27pm.

Jim Walsh  
Hon. Secretary  
[secretary@phillipslanding.net](mailto:secretary@phillipslanding.net)  
24 October 2011.