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**The Executive Committee
By email**

MINUTES OF A MEETING OF THE EXECUTIVE COMMITTEE OF THE OWNERS OF COMMUNITY ASSOCIATION DP NO. 270188 HELD ON MONDAY 21 SEPTEMBER 2009 IN THE NEWINGTON COMMUNITY CENTRE LOCATED ON THE CORNER OF THE AVENUE OF EUROPE AND THE AVENUE OF ASIA AT NEWINGTON VILLAGE COMMENCING AT 7.05PM.

PRESENT: Ben Nilsson
Hans Roos
Philip Laferla
Christian Kent

APOLOGIES: Kym Rogers

IN ATTENDANCE: Russell Strahle (Crown Developments)
Reena Van Aalst (Dynamic Property Services)

CHAIRPERSON: Ben Nilsson

1. MINUTES:

RESOLVED that the minutes of the last Executive Committee meeting held on 19 August 2009 be confirmed as a true record and account of the proceedings at that meeting.

2. CHAIRPERSON'S REPORT:

The Chairperson's report was tabled and discussed. A copy of the report will be annexed with these minutes.

The Executive Committee meetings of Precinct 3 will be held on the third Monday of each month.

3. OUTSTANDING MATTERS:

There were no matters arising from previous meetings that are not listed in the sub-committee reports below.

4. FINANCIAL STATEMENT:

RESOLVED that the Financial Statement as presented by the Managing Agent dated 31 August 2009 be adopted.

5. CMS APPROVALS:

- 5.1 **RESOLVED** that pursuant to By-Laws 3 and 4.1 that the application dated 3 September 2009 from the owner of Lot 19 (9 Cumberland Sq) to pave the grassed area of the driveway be approved.
- 5.2 **RESOLVED** that pursuant to By-Laws 3, 4.1, 4.2 & 4.5 of the Community Management Statement, that consent granted for the application dated 6 March 2009 from the owner of 7/19 Blaxland Ave (Lot 199 - SP 60403) to install an air conditioning unit be ratified, subject to approval of the strata scheme.
- 5.3 **RESOLVED** that pursuant to By-Laws 3, 4.1, 4.2 & 4.5 of the Community Management Statement, that the application received on 3 July 2009 from the owner of 16/3 Sandpiper Crescent (Lot 267 - SP 74199) to install an air conditioning unit be approved.

Managing Agent's Note: The above application was approved by Strata Plan 74199 Executive Committee at the meeting held 11 August 2009.

6. REPORTS:

6.1 CMS Compliance:

- 6.1.1 An update on CMS compliance was provided. Letters have been sent and responses following the 17 July 2009 inspection have been received. A further inspection will be undertaken by the sub-committee.
- 6.1.2 The re-design of the Compliance Spreadsheet was discussed. The Managing Agent will ensure the document is provided in PDF format and not excel.
- 6.1.3 The draft friendly letters regarding garden maintenance and garbage bins were tabled and approved for distribution by the CMS Compliance Sub-Committee.
- 6.1.4 **RESOLVED** that the Managing Agent be instructed to submit an application for mediation to the Strata and Community Schemes Division of the Consumer, Trader and Tenancy Tribunal in relation to breach of By-law 3, 4.1, 4.2 and 4.3 of the Community Management Statement by the owner of Lot 213 (14 Blaxland Ave) of DP 270188 by the installation of a satellite dish which can be seen from outside the lot.

6.2 Traffic Management:

No Traffic Management Meeting schedule has been established. At Blaxland Avenue intersection near Sandpiper Crescent, cars parking there are obstructing the view of cars which has resulted in near accidents. This will be brought to the attention of the Traffic Management Committee.

6.3 MATV:

Mr Kent has been in touch with Pacific Satellite who advised him that an annual report was sent in May 2009. The Managing Agent advised that she will follow up annual report and has not received any annual reports to date for any of the Community Associations in Newington.

6.4 Security:

6.4.1 The night and mobile patrols by Secom Security was discussed. The current proposal for night mobile patrols from Secom is as follows:

3 hours in Precinct 2
2 hours in Precinct 3
3 hours in Precinct 1 South

Total of 8 hours.

NSW Security are currently undertaking 4 hours of night patrol per week but it was agreed that coverage will be just as effective due to Secom being present in Precinct 1 South and Precinct 2.

It was agreed to that Secom be appointed to undertake night time security. A quotation will be included on the agenda of the next Executive Committee agenda and a motion to terminate NSW Security Services.

6.5 Newington Wide (including "One Newington – NNA" Council & Waste):

6.5.1 The outcome of the Liquid Waste Treatment Plant meeting held on the 2 September 2009 was discussed including recent incidents. Transpacific Waste Services will speak to Gennie Sheer to include information in the Newington News.

6.6 Landscaping:

6.6.1 The area outside 1, 3 & 5 Sandpiper Crescent (which is currently owned by SOPA) and not being maintained was discussed.

Mr Laferla has taken this up with SOPA as new landscape contractors have been appointed.

Report from Hayward Landscapes received today was tabled and noted.

7. CORRESPONDENCE:

There were no items of correspondence tabled.

8. GENERAL BUSINESS:

8.1 **RESOLVED** that one of the following quotations for the replacement lettering "T" of the suburb sign at Oceania Avenue be accepted:

- (a) **RESOLVED** that the quotation from Sign-a-Rama dated 27 August 2009, in the sum of \$1,239.00 plus GST be accepted.
- (b) Arrow Signs dated 2 September 2009 in the sum of \$1,295.00 plus GST **NOT** be accepted.

It was noted that Design Craft had still not completed the work order despite numerous requests.

8.2 The lighting of the Suburb Signs at Oceania Avenue at the entry of the Precinct 2 and Precinct 3 was discussed.

Mirvac have just provided the Energy Australia account as part of the handover of the entrance areas to Precinct 2 and Precinct 3. The account was noted to be high and excessive. The Managing Agent was instructed to pay the electricity bill and advised that she will check with Energy Australia when the last meter readings were undertaken.

- 8.3 Hans Roos, Philip Laferla and Ben Nilsson will inspect lights in the both the Community Association and Council areas that are out so that these can be replaced by Energy Australia.
- 8.4 The commercial and retail aesthetics and architectural standards in the new Crown development were discussed. Mr Strahle advised that he will seek advice on amendments to Community Management Statement (CMS) from the marketing & development team of Dynamic Property Services. It was agreed that the definition of home business also be considered for amendment in the CMS.

9. NEXT MEETING:

RESOLVED that the next Executive Committee meeting of the Community Association be held on 19 October 2009 at 7.00pm.

CLOSURE:

There being no further business the Chairperson declared the meeting closed at 8.30pm.

CHAIRPERSON

DATE

Dear Resident,

Precinct 3 has just gone through one of the most divisive periods since it's inception in 2003. A task of the new committee is to approach the next 12 months with a renewed optimism and focus on the Precinct 3 (P3) owners and residents we have been elected to serve. Naturally, this includes the largest development in Newington, IE EKO, by Crown Group. Incorporating EKO into our precinct requires a great deal of thought and planning as we need to amend the CMS to cover the retail/commercial areas that are a feature of the development and something that other precincts have not had to deal with. Crown have a representative on the Committee, which should ensure a close working relationship to keep residents abreast of progress.

Whilst the objectives of the committee are primarily aimed at the management of P3, it is a fact that we are inextricably linked with the 3 other precincts in Newington. Ideally, Newington would be one suburb, however, differences in the various CMS' and different priorities determined by the elected representatives of the other Precincts make this difficult. I've never been opposed to the idea of "One Newington" however there are significant and costly challenges to make this happen. Dynamic Property Services currently oversee all the CA's in Newington as well as EKO. I believe this a positive step to harmony in Newington. It is also the closest thing to economies of scale we can currently achieve without radical changes. Our relationship with Dynamic is not without financial scrutiny, on the contrary, they are scrutinised by FIVE separate parties, P1North, P1South, P2, P3 and Crown and ALL have chosen Dynamic. The P3 AGM showed residents were overwhelmingly supportive of maintaining experience over the relatively small savings promised.

Four of the current members of the committee have previously served and have demonstrated their willingness to work for the interests of the community as a whole. Hans Roos, the elected Secretary, has in previous years been Secretary and Treasurer, and is the current President of the Newington Neighbourhood Association. He was a member of the Newington Combined Working Group (NCWG) representing P3 at Auburn Council, where SOPA , the developer, Marketplace and Newington wide issues are discussed. I have previously been Secretary and Treasurer and a long time participant at the NCWG, even when not on the P3 Committee. Phil Laferla represents the apartments in Sandpiper Crescent and is the elected Treasurer and last but certainly not least Kym Rogers representing Crown Group.

Being part of The Committee is often a thankless task and is a role that you must only take on for altruistic reasons. Unfortunately, it is also one which will inevitably put you at odds with someone, so bear it in mind. I have no issue with people having dissenting opinions as I don't have a mortgage on good ideas or greater wisdom than the other members on the committee. Reasoned opinion and comments are welcomed, but please NO, "white anting" of what we are attempting to do here for the community. To the previous committee, I would like to give thanks for their contribution to the community and give a special mention to Mark Guest for his lengthy contribution. Over many years as Treasurer, Secretary and Chair he has freely given his time and experience, for that we are most appreciative.

To the owners and residents, I would like to extend a warm welcome to attend our meetings, which will once again be held at the Newington Community Centre. We have tentatively booked the 3rd Monday of each month for our Executive Committee meetings. Meeting protocol is enforced, which means agenda items are handled first. Our meetings are not a “free for all” to hurl abuse at Committee members, Crown or Dynamic. Decorum is expected.

Lastly, I would like to take the opportunity to welcome the new members onto The Executive Committee. I look forward to working with you all for the betterment of P3 and Newington as a whole.

Sincerely,

Ben Nilsson

Chair

Newington Precinct 3

DP270188