



Dynamic Property Services Pty Ltd

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P3 Community Association

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Chairman – Mr Mark Guest
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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 WEDNESDAY 25 JUNE 2008
AT WATERVIEW DOOLEYS AT SILVERWATER, CLYDE STREET (CNR
SILVERWATER RD), SILVERWATER COMMENCING AT 6.45PM.**

PRESENT: Philip Laferla
Kym Rogers
Mark Guest
Clem Van Der Weegan

APOLOGIES: Harry Bergsteiner
Geoff Solomons

IN ATTENDANCE: Reena Van Aalst (Dynamic Property Services)

CHAIRPERSON: Mark Guest

1. MINUTES:

RESOLVED that the minutes of the last Executive Committee meeting held on 19 May 2008 be confirmed as a true record and account of the proceedings at that meeting.

2. OUTSTANDING MATTERS:

No matters to report.

3. CHAIRMAN'S REPORT:

The Chairman's provided a verbal report and welcomed all the members of the Executive Committee.

The Chairman's main desire is to have a period of P3 community harmony.

4. TREASURER'S REPORT:

The Treasurer's Report was tabled and adopted.

- 4.1 **RESOLVED** that the Financial Statement as presented by the Managing Agent dated 31 May 2008 be adopted.
- 4.2 An update regarding levy arrears was provided by the Managing Agent. It was noted by those present that levy arrears are very low.
- 4.3 The Executive Committee noted and resolved that the Community Association was currently financially solvent.

5. CMS APPROVALS:

- 5.1 **RESOLVED** that pursuant to By-Laws 2.6 and 3 of the Community Management Statement, that the application dated 24 April 2008 from the same owner of Lots 123 (5 Evans St) and 120 (11 Evans St) to install CRIMSAFE security screens be approved.
- 5.2 **Motion deferred as further information regarding location of dish has been sought from the owner-** *That pursuant to By-Laws 3, 4.1, 4.2 & 4.3 of the Community Management Statement, that the application dated 8 April 2008 from the owner of Lot 121 (9 Evans St) to install a satellite dish be approved.*

6. SUB-COMMITTEE REPORTS:

The following Sub-committee Reports were tabled and discussed:

6.1 CMS Compliance

- 6.1.1 **Motion deferred** - *That an update on the CMS Compliance be provided and breaches regarding bins be discussed.*

Managing Agent tabled the draft Application for an Adjudicator for the air-conditioning unit in 14 Curlew Ave completed by Lawyers Central on 23 June 2008. The application was approved subject to confirmation from the sub-committee.

- 6.1.2 **RESOLVED** that the Managing Agent be instructed to submit an application for an Order by an Adjudicator and to affix the common seal to the application in relation to breach of By-law 3 and 4.1, 4.2 & 4.4 of the Community Management Statement by the owner of Lot 250 (11 Latham Tce) of DP 270188 due to the installation of an air-conditioning system which can be seen from outside the lot.
- 6.1.3 **RESOLVED** that the Managing Agent be instructed to submit an application for an Order by an Adjudicator and to affix the common seal to the application in relation to breach of By-law 3 and 4.1, 4.2 & 4.4 of the Community Management Statement by the owner of Lot 232 (33 Evans St) of DP 270188 due to the installation of an air-conditioning system which can be seen from outside the lot.
- 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 12 of the Community Management Statement by the resident of Lot 181 (32 Blaxland Ave) of DP 270188 by the keeping of bins which can be seen from outside the lot.
- 6.1.5 **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 12 of

the Community Management Statement by the owner of Lot 157 (38 Blaxland Ave) of DP 270188 by the keeping of bins which can be seen from outside the lot.

- 6.1.6 **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 12 of the Community Management Statement by the resident of Lot 56 (3 Cumberland Sq) of DP 270188 by the keeping of bins which can be seen from outside the lot.
- 6.1.7 **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 12 of the Community Management Statement by the resident of Lot 28 (31 Cumberland Sq) of DP 270188 by the keeping of bins which can be seen from outside the lot.
- 6.1.8 **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 12 of the Community Management Statement by the resident of Lot 168 (4 Curlew Ave) of DP 270188 by the keeping of bins which can be seen from outside the lot.
- 6.1.9 **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 12 of the Community Management Statement by the owner of Lot 161 (18 Curlew Ave) of DP 270188 by the keeping of bins which can be seen from outside the lot.
- 6.1.10 **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 12 of the Community Management Statement by the owner of Lot 208 (2 Davies St) of DP 270188 by the keeping of bins which can be seen from outside the lot.
- 6.1.11 **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 12 of the Community Management Statement by the resident of Lot 236 (25 Evans St) of DP 270188 by the keeping of bins which can be seen from outside the lot.
- 6.1.12 **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 12 of the Community Management Statement by the owner of Lot 235 (27 Evans St) of DP 270188 by the keeping of bins which can be seen from outside the lot.
- 6.1.12 **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 12 of the Community Management Statement by the resident of Lot 234 (29 Evans

St) of DP 270188 by the keeping of bins which can be seen from outside the lot.

6.2 Traffic Management:

6.2.1 Light Rail – The Chairman tabled a recent article from the Sydney Morning Herald and a letter from the Local Member. A light rail solution has been approved for Newington due to the recent transport survey carried out by the Local MP.

6.3 Newington Wide (including “One Newington – NNA” Council & Waste):

6.3.1 The letter from Mirvac Lend Lease Village Consortium dated 9 May 2008 regarding entry signage area of Newington was tabled and discussed and it was **RESOLVED** that a Special General Meeting be convened for Wednesday 30 July 2008 (if the Community Centre is available) to approve the Deed of Novation.

6.3.2 The Chairman noted a complaint received from a resident in relation to the behaviour of a committee person at a recent Liquid Waste Treatment Plant meeting. The Chairman requested that in the future all committee members must respect that they represent the community and not themselves when they attend official functions.

6.3.3 The Chairman asked the committee to approve the appointment of an independent person to handle any future resident complaints about the committee or the Manager etc. The committee was against the proposal as they feel that the current Chairman can be approached by any resident with a concern or that the Manager can be approached, if the resident does not wish to deal with the Chairman.

6.4 Security:

6.4.1 Nothing to report.

6.5 MATV:

6.6.1 **RESOLVED** that the acceptance of the renewal of the annual MATV Maintenance agreement with Pacific Satellite from 7 May 2008 in the sum of \$2,991 plus GST be ratified.

7. NEXT MEETING:

RESOLVED that the next Executive Committee meeting of the Community Association be held on 30 July 2008 after the Special General Meeting. Sub-committee formation to be included on the agenda.

CLOSURE:

There being no further business the Chairman declared the meeting closed at 8pm.

SECRETARY

DATE