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**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF  
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE  
ON MONDAY 12<sup>th</sup> AUGUST 2024 COMMENCING AT 7.00PM.**

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- PRESENT** Ken Bunt (105) William Chen (106)  
Mario Christodoulou (72) Ravindra Naidoo (81)  
Kim Neat (88) Greg Neilson (89)
- APOLOGIES** Bill Sutton (13) - Substitution power given to Greg Neilson  
Ron Bowditch (112) – Substitution power given to Ravindra Naidoo  
Peter West (34) - Substitution power given to Greg Neilson
- CHAIRPERSON:** Ravindra Naidoo
- QUORUM:** It was noted that a quorum was present.
- MINUTES:** It was RESOLVED that the minutes of the previous Association Committee Meeting held on 8th July 2024 be confirmed and adopted.
- MOTION 2:** It was RESOLVED that the quote from North Rocks Concrete dated 24<sup>th</sup> July 2024 for repairs to existing traffic islands and installation of one new traffic island at a cost of \$6,277.50 plus GST be approved.
- MOTION 3:** It was RESOLVED that the minutes from the sub-committees be noted and that their work be commended.
- MOTION 4:** It was RESOLVED to accept the July 2024 Monthly Financials as presented to The Association Committee by the Treasurer

**MEETING  
NOTES:**

- 1) The insurance policy renewal package with CHU Underwriting Agencies Pty Ltd (CHU Strata Insurance) for Hunterford Estate (due 11<sup>th</sup> August 2024) was approved at a cost of \$25,770.07 plus GST. Whilst this is an increase of 12.24% over last year it is well below the reported increase for insurance policies in general of around 15-20%. Copies of our latest Newsletters had been supplied to the Insurance brokers and we are led to believe that the details of our infrastructure upgrades and related risk reduction had given us the reduced policy renewal cost.
- 2) The Tennis court net was replaced on the 11<sup>th</sup> July at a total cost of \$400 plus GST
- 3) The repair and refiling of the shower area of the men's change room in the Clubhouse Facility has now been completed by Bloom Carpentry to a very high standard.
- 4) High Pressure water cleaning of approximately 700 lined metres of existing footpaths by North Rocks Concrete was completed in early July.
- 5) Once the traffic island repairs are completed, we will source quotes to redo the road line / traffic island markings to maintain a safe traffic flow within the Estate for both pedestrians and vehicles. This work is due to commence Thursday 15<sup>th</sup> Aug. & is expected to take approx. 3-4 days.
- 6) An amount of \$2,967.50 was paid in error to K W Neat during June 2024 instead of to Done Right Landscaping (invoices 51,54,55&56) Kim Neat, as a responsible AC member has now returned this sum to Premier, who will then make payment to Done Right Landscaping once Steve has got his business registration & ABN in order. It is acknowledged that Done Right Landscaping does not wish to collect or pay GST as he has determined that he does not exceed the threshold.  
An explanation has been requested from Premiers Accounts dept as why this mistake occurred, and that action has been taken to ensure that incorrect EFT payments do not occur again.
- 7) Done Right Landscaping will then be required to refund the total GST paid in error (\$5030.00) back to Premier which will complete the transactions to rectify the errors. KB (Treasurer) has confirmed that this is correct.
- 8) Our resident Master Electrician, Mario Christodoulou, has upgraded the interior lights in the clubhouse to LED Battens and LED oyster light fittings – Our thanks to Mario for his ongoing support to Hunterford Estate.

Next meeting will be held on Monday 9<sup>th</sup> September at 7pm to follow up the following items:

**1) Painting of Clubhouse toilets**

It has also been noted that the three toilet cisterns require replacement prior to painting being undertaken.

Kim is to obtain written quotes for both, expected to total approx. \$3000.

**2) Brookside bridge repairs**

Bloom Carpentry has reviewed the bridge & it has been ascertained that whilst the frame is serviceable( with minor repairs) we need to replace the floorboards. Discussion recommended using Modwood decking in lieu of timber which obviates the need to paint...& repaint...& repaint!

Kim to obtain a detailed written quote.

**3) Skip Bin in Visitor parking space in TT**

Kim advised that we are able to hold this skip as long as needed to collect sundry mixed rubbish for a one -off dumping fee without daily hire charges. It is needed also for collection of footpath rubble once the returfing/seeding occurs in spring.

**4) Plant donation**

Mario advised that a new occupant of the units has offered the Community a Little Gem Magnolia to replace the one that died in front of the Clubhouse. The AC expressed their thanks & asked Kim to have the Gardeners collect it from Mario's & plant it ( ensuring there is a gravel sump laced below it to provide drainage).

**5) Gardening**

Kim advised that there are a number of credits still to be claimed for cleaning of the Cascades which has not happened for quite some time. Kim to check & advise.

In the meantime, in the light of this & many other ongoing issues with Green by Nature, we should proceed with the letting of a new tender for our Gardening services.

It was suggested that initially we should use the initial quote submitted by Moe as a template.

Greg to circulate this

We will also need one other quote (apart from Premier) & get Moe to revise his quote.

Depending on the figures submitted, we may or may not have to take this to an AGM for ratification.

**6) Strata Managers**

In the light of ongoing problems with our current Managers, it was unanimously agreed that we should investigate the market as a matter of urgency. Kim already has one possible provider. Ken will obtain another.

Further discussion to follow.

### 7) **Lighting & Electrical**

As mentioned earlier (Item 8 of the Notes), Mario has completed the replacement of all our lighting in the Clubhouse with LED fittings. The result being spectacular & substantially cheaper to run.

Mario now plans to replace the Clubhouse switchboard with a more up-to-date compliant model complete with RCD's (the existing one is the original & is some 20+ years old)

He is planning this in September as power will be off for most of the day. A temporary supply will be provided to TV equipment & any other essential power supply.

He will then account to the Treasurer for the cost of all his materials.

Currently:

- Lighting: \$478 incl GST
- Switchboard : approx. \$500

There being no further business to discuss the meeting closed at 8.30 pm.

**Premier Strata Management**

Address: 6/175 Briens Road, Northmead NSW  
Postal Address: PO Box 3030,  
Parramatta NSW 2124

Phone 61 2 9630 7500  
Fax 61 2 9630 1915

[www.premierstrata.com.au](http://www.premierstrata.com.au)  
[mail@premierstrata.com.au](mailto:mail@premierstrata.com.au)

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