
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE
ON MONDAY 13th NOVEMBER 2023 COMMENCING AT 7.00PM.**

PRESENT Ken Bunt (105) William Chen (106)
Mario Christodoulou (72) Ravindra Naidoo (81)
Kim Neat (88) Greg Neilson (89)
Bill Sutton (13) Peter West (34) Ron Bowditch (112)

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 9th October 2023 be confirmed and adopted.

MOTION 2: It was RESOLVED that a Term Deposit for \$52,023.41 with BOQ be extended for 12 months at 4.9% from 17/11/2023.

MOTION 3: It was RESOLVED that the installation of two ceiling fans inside the clubhouse be approved at a budget of \$500 (to be installed at no charge by Mario Christodoulou – Licenced Electrician)

MOTION 4: It was RESOLVED that that the reports from the sub-committees be noted and that their work be commended.

MOTION 5: It was RESOLVED to accept the October 2023 Monthly Financials as presented to the Association Committee by the Treasurer

Next meeting will be held on Monday 11th December at 7pm. To follow up the following items: Response from NCAT, responses from PCC and other action items.

There being no further business to discuss the meeting closed at 9:10 pm

**MEETING
NOTES:**

- 1) The NCAT Hearing of Applicant, Millie Au, and Respondent, Community Association DP270218, will take place on Monday 18th December 2023 at 9:15am.
- 2) Due to the above NCAT Hearing the AGM for Community Association DP270218 will now be held on Wednesday 17th January 2024.
- 3) An itemized Invoice from Bannerman's Lawyers for \$11,725.52 (Including GST) has been received for costs incurred up to 29/9/2023 to defend the Community Association DP270218 from applications made to NCAT by Millie Au. This does not include costs incurred by Premier Strata in preparing documents, witness statements and participating at Hearings or the time that has been invested by the Association Committee in the process.
- 4) We are still waiting for AGL to reconnect gas to the clubhouse (and set up an account for supply). Additional paperwork has been supplied to AGL by our plumber to facilitate this.
- 5) Mario Christodoulou has, at no charge, installed new LED downlights on the clubhouse exterior and also upgraded the Bollard lights on the concourse and pool area to LED.
- 6) 20 Viburnum bushes (Pool Legislation Compliant) have now been planted in the pool area. RGS Landscape Care Pty Ltd was approved by electronic vote on the 28/10/23 to plant these at a cost of \$400 excluding GST. Skyline Landscape Services to now lay Buffalo turf to bare patches surrounding pool fence at a cost of \$880 excluding GST.
- 7) The Halloween Celebration held at the clubhouse precinct on Tuesday, 31st October, was an outstanding success with a fantastic community spirit evident. Congratulations to the Social sub-committee for organizing this. Next event is the Community Christmas Celebration to be held at the clubhouse on Saturday 9th December at 6pm.
- 8) Five new street sign poles were installed in the estate during late October – This appears to be the outcome of a work order issued to Signarama back in August 2022 following their quote for \$4,702.50 including GST from 9/5/2022. 50% deposit was paid in December 2022 – no explanation yet as to the very delayed supply.

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
mail@premierstrata.com.au

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- 9) Epping Spotless Cleaners have now commenced cleaning of the clubhouse and facilities – this is at an enhanced service schedule with a 27% cost saving.
- 10) Following a site inspection of footpaths within the Estate a quotation has been received from a qualified contractor for replacement/repair of 268 sq meters of exposed aggregate footpaths at a cost of just over \$100,000 excluding GST. Additional quotes are to be sourced and approval will be required at the AGM for this level of capital works expenditure.
- 11) Next edition of the Hunterford Estate newsletter is planned to be distributed in early January. As per the recently produced September edition, this will be both letter box dropped and also emailed/posted to all owners. (This ensures that all owners and tenants receive a copy)
- 12) Emergency plumbing repairs to Tree Tops Park irrigation water leak & damaged control valve have been approved as per quote QT01330 for \$1,848 including GST from A Style Plumbing.
- 13) Mario Christodoulou was double paid for purchase of approved electrical parts. This overpayment of \$1,054 has been refunded back to Premier Strata by EFT.
- 14) A set of specifications are to be prepared for the Gardening RFT and 3 landscape companies will be invited to tender for the Gardening Contract for Hunterford Estate. Quotes to be presented at next AC meeting.
- 15) The Key register for Hunterford Estate Community Association has been updated to now include distribution of keys for Cascades pumping system.

Keep Updated at our Community website www.hunterfordestate.com.au

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