
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE
ON MONDAY 9th OCTOBER 2023 COMMENCING AT 7.00PM.**

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

APOLOGIES: William Chen (106) 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 the 18th September 2023 be confirmed and adopted.

MOTION 2: It was RESOLVED that as we are still to receive written quotes from qualified contractors for the replacement of damaged pavers within the Cascades that this matter be held over until the next meeting.

MOTION 3: It was RESOLVED that upon review of quotations from qualified contractors that approval be given for Sydney Ecoscapes (quote QU-1721 dated 27/9/23 for \$2,365.00 GST included) to carry out paving repairs and additions within the pool area to meet pool compliance regulations and avoid trip hazards.

MOTION 4: It was RESOLVED that a decision on seeking a Tree Management Plan for the Estate be held over awaiting the Tree Audit Summary , due in December, which is prepared by Smart Arbor Professionals as part of the Skyline Landscaping Services Pty Ltd current garden contract.

MOTION 5: It was RESOLVED that a proposal for repair of footpaths within the Estate be presented at the December 2023 AGM for approval by the Community Association .

MOTION 6: It was RESOLVED that the quotation from Epping Spotless Cleaners be accepted for the cleaning of the clubhouse and amenities STM finishes their contract on the 11/10/23 and Spotless starts on the 18/10/23.

MOTION 7: It was RESOLVED that the reports from the sub-committees be noted and that their work be commended.

MOTION 8: It was RESOLVED to accept the September 2023 Monthly Financials as presented to the Association Committee by the Treasurer.

Next meeting will be held on Monday 13th November at 7pm to follow up the following items: Response from NCAT , Response from TM Lawyers , Responses from PCC and other action items.

There being no further business to discuss the meeting closed at 8:50 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
mail@premierstrata.com.au

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**MEETING
NOTES :**

1. On the 19th September 2023 NSW Fair Trading advised the Community Association that the application for mediation with Fair Trading NSW lodged by owners, Millie Au and John NG, (separate to the NCAT Hearing) had been withdrawn.
2. The Invoice for parts required for replacement of external clubhouse lights and bollard lights for the Cascades for \$1,054.00 including GST was sighted and approved. Thanks to Mario Christodoulou (Licenced Electrician) for volunteering his services to install these items.
3. A quote to be sourced for sealing of cracks and patching of sunken / damaged areas to roads within the Estate.
4. A quote to be sourced for cleaning out of sludge within the waterway at Brookside Park (Lower Cascades).
5. The plants for the pool area remediation are expected to be delivered by the week of the 16th October.
6. Premier Strata is having issues with AGL in having the gas reconnected for the clubhouse and BBQ's – AGL states that they are unaware of any available connection even though we have supplied photos of the gas meter and advised of the previous connection – this is being followed up by Tom Black on our behalf as a matter of urgency.

HUNTERFORD ESTATE WEBSITEwww.hunterfordestate.com.au**Premier Strata Management**

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