
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE
ON MONDAY, 22nd May 2023 COMMENCING AT 7.00PM.**

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

Apology: David Huang (44)

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 Monday 1st May 2023 be confirmed and adopted.

MOTION 2: Pool Compliance

It was RESOLVED that:

- a) The vegetation surrounding the Pool be removed to bring the pool fence back into compliance with legislation and to also remove any ground cover to bring the fence back to the 1200mm height requirement. Two quotes for vegetation removal were presented to meeting and it was determined to accept quote from Skyline Landscape Service for \$2,860 GST Inclusive – Formal acceptance to be given to Skyline by Premier Strata
- b) That Quotes to be sourced for required CPR signage.
- c) That Quotes to be sourced to make pool gate compliant.
- d) That Quotes to be sourced to fill in gap above BBQ.

Mr. Kim Neat to liaise with approved contractors for the above.

MOTION 3: Waste Management Agreement with PCC

- It was RESOLVED that, following a review of the response letter from Thomas Martin Lawyers,
- Premier Strata contact Thomas Martin Lawyers to source a cost disclosure for revising of the Waste Management Agreement with PCC as per their recommendation; and to also request them to provide their memorandum of fees for work already provided;

- Premier Strata to provide Thomas Martin Lawyers with a copy of the Community Management Statement DP 2370218; and
- Mr. Ravindra Naidoo to be contact representative for the Association to Thomas Martin Lawyers regarding composition of Association and the type of garbage collection services required to service the property.

MOTION 4: - Keys for Association Property

- a) It was RESOLVED that, if no Keys are returned to Premier Strata as per Letter of Demand by the 29th May 2023, the locks on Association property be rekeyed and that new keys be held by nominated members of Community Association and by Premier Strata. Mr. Kim Neat to obtain quotes for the above work to be presented at the 5th June 2023 meeting.
- b) If no Records, Access Codes or the Passwords are returned by the 29th May 2023 that decision be made at next meeting for replacement of the currently unexplained deactivation of the Hunterford Estate Homepage.

MOTION 5: - Confirmation of Sub Committees

It was RESOLVED that the following Sub Committees are to be activated to work as part of the Association Committee

GARDENING - Co-ordinators. Mr Ron Bowditch & Mr Kim Neat
Members – Sandri Bamji, Rakesh Kanwar Barbara Griffin

MAINTENANCE – Co-ordinators. Mr Greg Neilson & Mr Peter West
Members – Rakesh Kanwar, Kim Neat, Sushil Kumar

SOCIAL - Co-ordinators. Mr Ken Bunt & Mr William Chen
Members – Suman Kanwar, Mala Kanwar, Simon Anam (22TT)

Notes of meetings/discussions are to be kept by Sub Committees for updating of the Association Committee.

MEETING NOTES

- 1) Mr. Tom Black from Premier Strata to advise if we have a new gas supplier for Clubhouse and BBQ's and what is the status of this supply.
- 2) A copy of Community Roll has been supplied to Association Committee Secretary to be held as part of Association Committee records.
- 3) The Building Status Report for Month of April 2023 has been supplied by Premier Strata and was distributed to Association Committee members.

- 4) Premier Strata to handle all future distribution of Community Association Agendas and/or Meeting Minutes upon requests from Community Owners for copies of such. The Secretary posts copies of these on Community Notice Board.
- 5) The security camera installed in the clubhouse is to be examined to determine if it is operational.

Next meeting of the Association Committee will be held on Monday 5th June 2023 at 7pm in the Clubhouse to follow up the following Items: Pool compliance, Waste removal, Association property keys. Hunterford Estate Home Page and other action items.

There being no further business the meeting closed at 8:40pm

**Premier Strata Management**

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