
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE
ON MONDAY 17th JULY 2023 COMMENCING AT 7.30PM.**

PRESENT Ken Bunt (105) William Chen (106) David Huang (44)
 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 5th June 2023 be confirmed and adopted.

MOTION 2: It was RESOLVED that upon notification by Premier Strata of the result of the vote on the decision of the owners of Deposited Plan 270218 at the Special General Meeting held on the 17th July 2023, the AC will act without delay to bring the swimming pool fence back into compliance with legislation.

MOTION 3
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It was RESOLVED that as the requested revision of the Waste Management Agreement with PCC from Thomas Martin Lawyers had not yet been received that this review and decision be held over to the next Association Committee meeting.

MOTION 4: It was RESOLVED that following review of the Insurance report from BAC Insurance Brokers that the Policy Quotation from CHU Underwriting Agencies Pty Ltd at a Premium of \$25,070.32 for the policy period 11/08/2023 to 11/08/2024 be accepted.

MOTION 5: It was RESOLVED that a key register be implemented for all keys for Community Association Property and this to be held and maintained by Premier Strata on behalf of the Association Committee

MOTION 6: It was RESOLVED that following the report from the Maintenance sub-committee that approval be given for them to proceed with planning and sourcing quotes for the repair of defective footpaths within the Estate (including remediation work on Trees that are damaging subject footpaths) and that approval also be given for sourcing quotes for repair of the swimming pool coping.

MOTION 7: It was RESOLVED to accept the May and June 2023 Monthly Financials as presented by the Treasurer to the Association Committee.

MEETING NOTES:

1. A building replacement insurance valuation for Community Property was performed by Leary and Partners Pty Ltd on the 19th October 2022 which gave a total valuation of \$7,181,448 including GST. (The prior insurance valuation was \$1,990,170) This revision plus an additional Emergency Service Levy of \$4,077.39 explains the increased insurance premium for the policy period 11/08/2023 to 11/08/2024
 2. It was noted that Mr. David Huang had submitted his written resignation from the Association Committee on 17th July 2023. Due to this vacancy on the Association Committee, Mr. Mario Christodoulou was appointed a member of the Association Committee
 3. It was noted that the Application for Alteration request for 17 Hunterford Crescent to replace their leaking pergola was approved by the Association Committee
- Next meeting AC will be held on Monday 14th August at 7pm.

There being no further business to discuss the meeting closed at 9:05 pm

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