

**MINUTES OF AN EXECUTIVE COMMITTEE MEETING - COMMUNITY ASSOCIATION  
DP270003 - Raleigh Park, KENSINGTON**

An Executive Committee Meeting of Community Association DP270003 was held on Wednesday 5/6/2019 at the Community Hall. The meeting commenced at 7:30 PM.

**Present:** Bun Hung DP285020 – Chair

Alf Chen DP285100

Elaine Blumgart DP285304

Diane Szetu DP285055

Tony Zamora SP46305

Wayne Marks SP39837

John Chase DP285378

**Apologies:** Eric Shapiro DP285021

**Substitute Rep:** Bun Hung on behalf of Penny Graham DP285253

**Quorum:** The Chair declared the presence of the necessary quorum.

**In attendance:** Jonathan Hoang – Clisdells Strata (Minute Secretary)

Chris Kontis – JLL (Caretaker)

Matthew Brooks – Quorum Security

John Tannous & Nick Matvicuk– HSC Security

Observers – J Papadopoulos, M Blake, P Thompson, L Foley, K Osgood,  
E Goudes, N Dusheiko

**Note: numbering refers to Agenda Items.**

**3. MINUTES**

**RESOLVED THAT** the minutes of the previous Executive Committee meeting held on 19<sup>th</sup> February 2019 be approved.

**4. MATTERS ARISING**

**RESOLVED THAT** the quote from Preferred Turf Pty Ltd for the installation of synthetic grass in the children's playground in Basin Park in the sum of \$15,433,29 be accepted **AND FURTHER THAT** either Mr Chris Kontis or Mr Bun Hung be and is hereby authorized to accept such quote and place an appropriate work order and/or execute any required contract for and on behalf of the Community Association.

5. **CORRESPONDENCE**

No relevant correspondence has been received.

6. **CCTV INSTALLATION CONTRACT**

A presentation of the proposed new CCTV installation will be made by Matt of Quorum Security and Nick & John of HSC Security Pty Ltd.

**RESOLVED THAT** the Chair of the Executive Committee be and is hereby authorized to sign the installation agreement with HSC in the sum of \$166,468.10 plus GST on behalf of the Community Association AND FURTHER THAT either the Chair of the Executive Committee or the Chair of the Security Subcommittee be authorized to exercise the option granted to the Community Association under clause 24.8 of the installation agreement to extend the defects liability period from 12 months to 36 months at a cost of \$8,140.00 plus GST subject to both the said Chairs having first mutually agreed to exercise the said option.

7. **CCTV SERVICES AGREEMENT**

**RESOLVED THAT** Chair of the Executive Committee be and is hereby authorized to sign the three year services agreement with HSC in the sum of \$14,640.00 plus GST on behalf of the Community Association

8. **NCAT PROCEEDINGS**

**RESOLVED THAT** the Executive Committee, on behalf of the Community Association, considers that the lantern style external lights and panelled exterior windows recently installed by the new owner(s) at No. 6 The Serpentine, Kensington, are not in keeping with the building nor with the architectural standards and design of external windows in the Raleigh Park Estate, noting that no other house in the estate has external windows that are panelled.

It was **FURTHER RESOLVED** that the Chair of the Executive Committee be and is hereby authorized to commence proceedings in the NSW Civil and Administrative Tribunal ("NCAT") by the Community Association for the rectification of breaches of the estate's architectural standards by the owner(s) of 6 The Serpentine, Kensington **AND FURTHER THAT** the Chair be and is hereby authorized at the Chair's discretion to engage Pigott Stinson Lawyers to act on behalf of the Community Association (or such other law firm as the Chair considers appropriate in the event Pigott Stinson Lawyers decline to act).

8. **OTHER BUSINESS**

There were no other items of business that might properly be considered and decided by the Executive Committee at this meeting.

There being no further business, the meeting was closed at 8:12 PM.