



**MINUTES OF ASSOCIATION COMMITTEE MEETING
COMMUNITY ASSOCIATION DP NO. 270003
Raleigh Park, Kensington**

An Association Committee Meeting of Community Association DP **270003** was held on Wednesday, the 13th of July 2023 commencing at 5.30 PM in the Community Hall, onsite.

Present:

Dot Crisford	- (DP 285020)
Diana Szetu	- (DP 285055)
Alf Chen	- (DP 285100)
Andrew Heading	- (DP 285263)
David Park	- (SP 49142 – Innisbrook)
Penny Graham	- (DP 285253)

Apologies: Marilyn Hauptmann - (DP 285021)

In Attendance: Jonathan Hoang (Clisdells Strata Management), Chris Kontis (ResiPM), Su Chen, Rita Dinapoli, John Chase, Nick Coroneos, Lisabeth Foley, Robert Hulme, Norman Dishanko and Carole Rowen.

Guests by Invitation Hannah Gandevia and Peter Anderson

Chairperson: Dot Crisford

Minutes of the meeting:

1. **Minutes:** Agenda item 2.3 amended to remove from last minutes 'Robert to provide the wording and discuss with Estate Manager to upload.'

RESOLVED that the minutes of the previous Association Committee Meeting held on 19/04/2023 be accepted.

2. **Community Association Updates:**

RESOLVED that the Association Committee be provided an update on the following matters:

- **Remedial work on Balfour Road steps.**
Remedial works from Brompton Road down to Balfour. Several render cracking and falling away from besa blocks. Quotation sent to contactors to quote and requested and included dwarf walls. Four quotations received. Two higher ones ranging from \$160-190K. Lower ones ranged from \$65 – 75K.

RESOLVED to accept quotation from Pacific Rendering \$75K inc GST for remedial works to the Balfour steps, surrounding walls and dwarf walls on Link park.

- **Application by The Menzies Group for a change of co-tenant – Maeve Pty Ltd, to operate a women's health hub.**
Hannah and Peter were invited by the CA members to speak on this item. Menzies Group lot is a heritage building. Heritage Architects and council have reviewed scope. All works are internal.

Service -

New tenant (Hannah) is proposing to operate a Women's Health Hub. It will contain services for a General Practitioner (GP), Physio, Psychologist and other services to allow them to navigate women's health, with dignity and high-quality services. Evidence based medicine and cutting edge, may look into (naturalistic) services later.

Parking Concerns –

Staff will be encouraged to park on Todman Avenue – plenty of parking there. 30 private spots directly in front of the complex which is more than sufficient, they will also look into engaging a Traffic Management Consultant to review site and provide advice. Current proposed hours are 9.00 – 5.00 PM on a 4 year lease with option to renew (4x5 year lease agreement).

They have provided undertaken that tenant has listen to concerns regarding the parking and will be open to undertaken discussion and strategies to fix should it become an issue.

Development Application –

They have not yet lodged one, as they are seeking endorsement first from the Community Association as the DA process is quite expensive. Hannah has had a pre-lodgement meeting with council to convert to medical suites, approved on condition of the installation of a lift lobby and bathroom facilities.

- **Solar Panel Policy review with reference to the application from the owners of 11 Brompton Rd to install solar panels.**
Discussion with members that when you buy into a Community Association there are By-laws and Architectural Standards (AS) that Owner must abide by to keep harmony and to keep the complex to a high standard There has been houses within the Estate who have been fixing their roof to comply with standards, and Strata Schemes undertaking repairs and maintenance. There is a reason why there is standards for all schemes to comply with.

The Architectural review subcommittee (ARSC have advised that past solar panel applications have been approved on the condition that the solar panels are out of view. The applicant has submitted an application to install them at the front of the house, as the front is north facing and they want the system to draw in a certain amount of KW/h.

The ARSC have advised that whilst they cannot endorse this application, they may not have a choice as under the amendments to the Community Land Management Act, bylaws cannot be harsh, oppressive or unconscionable. Further there are provisions in the new Act to allow passing sustainability initiatives easier.

- **Tender documentation and procedure relating to the renewal of the Gardening Contract**

The current gardening contract has been in place for 9 years with Green Options and coming up for renewal at the end of September. Association Committee has requested for the Estate Manager to go to market and get quotations. Current Tender process has been undertaken and 7 landscape contractors have been invited. All proposals will be put together and reviewed in next 2-3 weeks for a formal decision to be made.

- **Proposal to install a handle on the glass doors at the Tennis Court Pool.**

Private pool certifier engaged to look at pool gate and to install handle as the gates are very heavy for residents to use to use when exiting the pool area. The certifier is currently overseas, but will has sourced two handles and will provide proposal to Association Committee to review.

- **Update on Sherwood pool renovations and new umbrella**

An extra cantilevered Umbrella to be installed in Sherwood Pool area. Estate Manager has made contact with same contractor who installed the previous umbrella called A-Mac Constructions. Currently a-waiting for umbrella to arrive overseas 4-6 weeks then will construct steel footing. Should b ready for summer.

- **Update on tree lopping progress**

Arborist trimming trees scheduled for next Tuesday to work behind 10-16 The Serpentine, which may be causing structural damage. Scope to prune back trees. Currently seeking quotations to engage arborist to prune back the pear trees (100 of them) to a nice v shape.

- **2 York Place balcony repair and follow-up to other owners**

The Owner has sourced a quotation for rectification. They have agreed to do proper repairs to the balcony. Number 19 balcony fell down, and it has completed repairs. Other home owners will need to review their balconies to see if repair works need to be done. Estate Manager can pass on details of contractors who have worked on balconies in the past who have complied with the AS standards.

3. Financial Reports: RESOLVED that the financial reports as tabled be adopted.

Another financial year has ended.

Community Association account:

Administration fund – \$48K surplus the year, opening balance of \$168K with a closing balance \$216K.

Capital Works fund -
\$65K surplus as not a lot of works done on projects this year. \$389K closing balance.

Total net funds at the end of the financial year for the CA is \$605K.

Overall year end is good, compared to budget. All helped by under expenditure and sundry income from filming and interest on investments. Capital fund surplus because we have not spent a lot of money in projects.

Pool account:

Deficit budgeted but actual deficit is actually only \$5K. \$42k opening balance – 37K closing balance.

Total net funds at the end of the financial year for the Pool account is \$239K.

4. Preliminary review of proposed 2023*24 Budget:

RESOLVED that the Association Committee endorse the tender document for renewal of contract for gardeners for the upcoming budget.

Budget: Next proposed budget will be increased due to living costs going up and increase in inflation. A balanced budget is proposed to meet expenses of the CA vs the cost pressures of living expenses. Some Surplus we will use in the upcoming budget.

The pool in Sherwood is getting old and is due for renovation. Will need to look into increasing the budget for pool account to account for the project.

Gratuities: Gratuities for the Estate Manager and Gardener will be proposed in the budget. A formal motion to adopt the payment of gratuities will be added to the next Community Association AGM.

5. Next Meeting:

RESOLVED that the next Association Committee meeting will be held immediately following the Annual General Meeting of the Community Association.

The AGM has been scheduled for the 31st of August 2023 at 5.00PM in the Community Hall, Todman Avenue, Kensington NSW 2033

The Association Committee wishes to minute a vote of thanks to Penelope Graham who has acted as the Secretary for the Community Association for a number of years. She is a valued member of the Committee.

There being no further business, the meeting closed at 6.54 PM.