



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

An Executive Committee Meeting of Community Association DP **270003** was held on Tuesday the 9th of November 2021 commencing at 5.30 PM in the Community Hall, onsite.

Present:

Penny Graham	- (DP 285253)
Dot Crisford	- (SP 285020)
Wayne Marks	- (SP 39837 – Glen Eagles)
Alf Chen	- (DP 285100)
Marilyn Hauptmann	- (DP 285021)
Diana Szetu	- (DP 285055)
Robert Hulme	- (SP 55236 - Turnberry)

Apologies: Nil

In Attendance: Jonathan Hoang (Clisdells Strata Management), Chris Kontis (JLL) Eric Shapiro, Catherine Crawford, John Thompson, John Chase and Elisabeth Foley

Chairperson: Marilyn Hauptmann

Minutes of the meeting:

- Minutes:** **Resolved** that the minutes of the previous Executive Committee Meeting held on 25/8/2021 (AGM) and the informal meeting held on 30/9/2021 were a true and accurate record of the proceedings of that meeting.
- Matters Arising:** **Resolved** that any further matters be tabled and considered:

Item received from the Owners of 37 The Serpentine. Those suggestions relating to the new pet by-law will be considered.
- Correspondence:** **Resolved** that any correspondence received from the secretary be tabled and considered:

Correspondence received from Ms Chung of 18 York Place. She has requested that the passive recreation rules be reviewed. Further she asked if the rules for the age of residents playing ball games be amended.
Passive recreation – A copy of the legal advice received from JS Mueller's would be given to Ms Chung. There was a concern that the erection of a volleyball net might damage the irrigation system.

Ball games and age limit – Estate Manager has advised that Security is aware that the rules regarding the age limit for ball games are to be interpreted using common sense. As long as no damage is being caused it would not be an issue.

4. **2021 Community Land Management Act**

Resolved that the implications relating to the revision of the Raleigh Park Management Statement, Architectural Standards Guidelines and the Animal and Passive Recreation Policy be discussed.

The 2021 Community Land Management Act will come into force on the 1st of December 2021. An important part of the amendment relating to the CA is that the bylaws cannot be harsh, oppressive or unconscionable. It was decided that the CA Bylaws will need to be reviewed.

The Executive Committee was pleased with legal advice relating to pets and passive recreation from JS Mueller's and a decision has been made to meet with Mr van Ede to discuss implication of the new Act. Suggested points of discussion would be made by EC members and collated and a face-to-face meeting will be arranged next year. In addition, Mr van Ede would be asked to provide advice on the possibility of varying a clause in the DA agreement, relating to the cost of maintenance of the parklands, made when Raleigh Park was established.

The Managing agent has indicated that Clisdells are aware of the details of the new Act and can give advice.

5. **Animal and Passive Recreation Policy**

Resolved that the legal advice received from JS Mueller's relating to the Animal and Passive Recreation Policy be tabled and accepted.

Dogs on leashes are permitted in the parklands.

The Estate manager will advise Security accordingly and consider the need to change signage, and potentially to provide waste bins in the parklands. The Animal and Passive Recreation policy as shown on the website will be reviewed.

The secretary will draft a letter to be sent to Neighbourhood Association Lot owners.

6. **Architectural Review Subcommittee report.**

Resolved that the Architectural Review subcommittee report be tabled and accepted.

Solar panels were approved for 22 The Serpentine. It was approved on the condition that the tree in the courtyard adjacent to Brompton Rd not be removed.

The Tribunal Order against 6 The Serpentine has now been resolved with the Owner replacing the lantern light fittings.

The Architectural and Landscape Guidelines will need to be reviewed relating to implications of the 2021 CLM Act.

7. **Security Subcommittee report**

Resolved that the Security subcommittee report be tabled and accepted.

Additional Cameras – HSC Security has provided quotes for the installation of additional cameras. Improved performance of existing cameras was to be investigated. As this work was not budgeted for this year, the process will be

further considered. The treasurer has advised that the savings on the Pantheon project might be allocated to these works.

Guard House Monitors –

The guard house has old monitors for the guards to review on-demand CCTV footage. It was resolved that the monitors be upgraded in the Guard House, similar to the equipment in the Estate Manager's office. Estate Manager will discuss with Security.

Cable Condition Report-

Quote to check cabling condition roughly \$3K. To be further considered.

Security Camera Zoom -

Security was unaware that the security cameras could zoom in. Estate Manager has advised it is possible, but it is not the best resolution. Camera systems are fixed and not able to be panned.

Daily Security Reports –

The suggestion was made that these reports be condensed to be of better use. The sub-committee will consult with security.

Restoration of The Pantheon – report from Estate Manager

Core Engineering (structural engineers) will inspect The Pantheon and provide a condition report to determine the extent of repair work required. This will determine the path for restoration.

Tennis Courts

Have sourced quotes to get the 2x tennis courts resurfaced in 17mm thick turf. Quotes ranged from \$48k – \$63k. More information is required.

EC asked if Estate Manager can confirm warranties and where the seams will be installed.

Swipes for the tennis court gates – Further information is required, waiting for quotes for wiring of the gate.

8. Non-compliance with By-law 40

Garbage bins should not be left out and visible within the estate. It was suggested we need to be more understanding, as there is less room to store the additional bins inside garages. Tarps being installed to camouflage the green waste bins in Kingston Heath.

It was **resolved** that a circular be issued to relevant residents, asking them to comply with bylaw 40. The Estate Manager will be in charge to organise the letterbox drop.

9. Financial Statements

Resolved that the financial statements be tabled and adopted.

Accounts to October showed the Administrative Fund was in deficit however this was due to timing, as the CA was yet to receive 2nd instalment of levies.

All expenses were tracking to budget.

Pool Account –

Deficit of \$5k because of repairs to rusted pipes in pool room.

Spent \$4k in Capital Works for waste management system to monitor pool chemicals.

- 10. Parking and speed limits in Raleigh Park.** Estate Manager has sent an email to Randwick City Council regarding the following matters. It will need to be tabled at a meeting and they will come back to him with a decision:
- No Stopping sign -
No stopping sign on The Serpentine to be moved 60 metres down.
- Speeding -
Current speed limit is 40km/hr, which in some circumstances may be dangerous. Request to reduce to 20km/hr.
- Pedestrian crossings. Several crossings have not yet been repainted. Randwick Council to be asked to address this.
- 11. Racquet Club pool – gate and pool furniture considerations** Quantum Glass is to provide a quote for installing a handle on the Racquet Club Pool gate. The gate is heavy and the installation of a swipe card reader will depend on having an appropriate handle on the gate.
- Pool furniture – A request has been made to purchase two more sun lounges for the racquet Club pool area. This will be considered by the subcommittee.
- Shade in Sherwood pool –
A request was made to install an additional sunshade in the Sherwood Pool area. EC will advise that this is not possible as there is no space for additional shade awnings, and installation must comply with Council regulations.
- 12. Clarification of rules relating to allocation of proxy votes** Community Manager has provided an update on the Proxy Limitations for Community Associations. There will be a limit of 1 proxy per 20 lots. For schemes with more than 20 lots, the proxy limit will be 5% of Unit Entitlement.
- 13. General Business** Community Hall Covid –
Safety signs in the entrance to the hall can be removed. Community Association to follow the NSW Health orders for Covid. In addition, it was resolved from the 15th of November 2021, the covid cleaning fee for hall bookings will be removed.
- Delivery Sign –
The Brown sign at the front of the estate states that all deliveries must go to the guard house. It was **resolved** that the sign is unnecessary and can be taken down; the Estate Manger will organise this.

There being no further business, the Chairperson closed the meeting at 7.28 PM.