



**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, April 20th 2022 commencing at 5.00 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)

Apologies: Robert Hulme - (SP 55236 - Turnberry)

In Attendance: Jonathan Hoang (Clisdells Strata Management), Chris Kontis (ResiPM) Lisabeth Foley, John Chase, and Patsy Thompson.

Chairperson: Marilyn Hauptmann

Minutes of the meeting:

- Minutes:** **Resolved** that the minutes of the previous Association Committee Meeting held on 19/01/2022 be accepted.
- Bylaw Changes:** **Resolved** that the Association Committee obtain a quotation from Warwick van Ede of JS Mueller's to determine necessary changes to the RP Management Statement, in order to comply with the 2021 Community Land Management Act.
- Contract with JLL:** Motion has been deferred.

The Association Committee discussed that they wish to finalise this matter in a timely matter to move on as to save legal costs and time. There have been various contract amendments. The Chairperson has requested that the Estate Manager provide the original signed contract of JLL and amendments so that all parties are reviewing the same contract.

4. **Security Committee Report** **Resolved** that the Association Committee adopt the Security report as tabled.
It was further **resolved** that the association committee accept the quotation for an extra \$1,525.00 + GST, for a powder-coated pole to be installed to mount the new CCTV camera at Sherwood Park.
5. **Garbage Bins in view** **Resolved** that the Association Committee to send an email to ALL owners, thanking those who comply, and indicating, with reasons, the need for ALL residents to comply with By-law 40.

Wayne raised a possible way to resolve the issue is to provide a solution to residents. The association can look into engaging a contractor to provide a bin enclosure that is uniform and is able to do it cheaper if it is done at scale.

Patsy has raised that Menzies large bin is an eye-sore. The Association Committee advised that the bylaw is applicable to all residents of Raleigh Park, including commercial tenants.
6. **Architectural Standards Review Subcommittee** **Resolved** that association committee adopt the Architectural Standards Review Subcommittee report as tabled. A copy will be available on the website.
7. **Financial Reports** **Resolved** that the Association Committee adopt the last financial statements. The treasurer provided a summary of the financials of the Estate.
8. **Restoration of The Pantheon** Motion has been deferred.

The Association Committee are reluctant on putting a metal gutter and need to know why the contractor is proposing this method. The contractor has proposed using a copper material. What are the benefits of using this product?
9. **Swipe fob entry to tennis courts** Motion has been deferred
The Association Committee discussed at length the cost benefits of implementing this electronic system compared to the current key system. It was requested that the Estate Manager organise for Sentinel Security to attend and provide a presentation of the system and its benefits. The presentation will also need to cover on what the maintenance requirements and costs are of the system.

The committee has also requested for Sentinel to provide a breakdown of their quotation, including each item listed and a breakdown of their labour.
10. **Community Association Updates** **Resolved** that the Association Committee be provided an update on the below matters:

- **Information pack for new house residents – update**

Penny has been liaising with Andrew regarding the resident information pack. Soft draft copy has been circulated to all committee members. It is proposed that the information pack will be emailed to all Owners/residents of Raleigh Park. A hardcopy version will be provided to all new residents. It was discussed the option of providing a hard laminated copy to all residents. It should have the RP logo.

- **Sherwood Pool update**

The swimming pool is currently closed. Remediation works have stopped due to the wet weather. Contractor requires a week of sunny weather to complete works. The popped areas where water had penetrated the fiberglass has been infilled. Waiting on clear weather to sand the areas down, apply an acid wash before a sealer is installed followed by two coats of paint.

- **Balfour Rd fence survey update**

Survey has been issued to all residents on Balfour Road. It was requested for the Managing Agent to collate the responses and send to the committee.

- **Tennis Court resurfacing update**

On hold due to the weather. Contractor has advised they will come back after 25th of April for an update. Works will take 3 days each to complete. Adhesive part of the grass/slab is the critical. Spreading of the sand will also require dry weather.

- **New signage update**

Contractor has advised they will come back after 25th of April and provide an installation date.

- **Pool heating in winter**

Alf has raised that a few residents have approached him to discuss heating the pool during winter. Managing agent has provided advice that the costs to do this would not be economical without a pool cover, as there would be a lot of heat loss.

- **Pavers**

Estate Manager has raised ongoing issue of pavers being damaged by tree roots, an ongoing issue which requires attention. Committee have advised to continue to repair as we go, prioritise high risk areas first and move onto next.

11. Next Meeting

Resolved the Association Committee hold the next Committee meeting on the 22nd of June 2022, commencing at 5.00 PM in the Community Hall onsite.