



**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, June 22nd 2022 commencing at 5.00 PM in the Community Hall, onsite.

Present:

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

Apologies: Marilyn Hauptmann - (DP 285021)

In Attendance: Jonathan Hoang (Clisdells Strata Management), Chris Kontis (ResiPM) Lisabeth Foley, John Chase, Brenda Phillis, David Park, Caroline Gialourakis, Ada Chow, Andrew Heading and Patsy Thompson.

Chairperson: Jonathan Hoang, with agreement of those present.

Minutes of the meeting:

- 1. Minutes:** **Resolved** that the minutes of the previous Association Committee Meeting held on 20/04/2022 be accepted.
- 2. Community Association Updates:** **Resolved** that the Association Committee be provided an update on the following matters:
 - Update on legal advice relating to review of CA bylaws. *Chairperson Marilyn Hauptman has contacted Warwick van Eade of JS Mullers. The advice will be ready next week for the Association Committee's review. The Committee aims to review this advice in advance of the Community Association's Annual General Meeting to be held in late August.*
 - Tennis court access. Evaluation of cost/benefit for installation of card/fob readers.
 - *The Facilities subcommittee met with Sentinel to discuss the proposed installation of card/fob readers for the Tennis court. The consensus was that the cost/benefit ratio was not worth the expensive outlay. It was recommended that security be more*

proactive in the management of the Tennis Court access. No further action will be taken on this matter.

Regarding the Tennis Booking system, the subcommittee met with the representative of MYBOS. It was clear from this meeting that the proposed system would not meet the requirements needed to change the system over and it was decided to keep the current booking system in place.

Wayne Marks requested that in future all Association Committee members be involved in meetings arranged to discuss changes to procedures which may involve a financial consideration.

- Tennis court resurfacing report.
The contractor has postponed the works twice due to the weather and Covid affecting staff.
- Pantheon restoration report. Review proposal from Sydney Stonemasons for further work and cleaning of surrounding walls.
Restoration of the Pantheon is now complete and the Committee are happy with the work. The Estate Manager has requested the contractor to provide quotations for remediation of other retaining walls as well as the dwarf wall adjacent to the Pantheon.

Balfour Rd steps. Core Engineering may be able to supervise this work, for a fee. Two initial indicative quotes were requested for remediation. One was to use an acid wash and seal, and the second proposal was for full remedial work.

3. Budgets:

Motion has been deferred.

The Managing Agent advised that the financial year end for the Community Association scheme is the 30th of June. Following this date, the end of year financials will be prepared and sent to the treasurer. The Managing Agent and the Treasurer will work on a draft budget for the 2022/23 year. It was requested that the Association Committee members prioritise Capital Works Projects to be incorporated into the proposed budget. The Estate Manager is to seek an indicative quotation for major remedial work on some of the footpaths

4. Balfour Road Fences:

A survey was issued to the neighbourhood schemes along Balfour Road regarding a proposal to either sandblast the perimeter fences or repaint them. A third of the resident owners responded to the survey.

The survey responses indicated that the resident owners would require more information on the costings before making a decision. As this work will be paid for by the individual owners, it was **resolved** that quotations will be sourced and a meeting be held with the Balfour Road owners after they receive adequate information.

5. Welcome Pack:

Robert Hulme proposed some additions to the welcome pack relevant to the Strata Schemes, so that it is relevant to all residents of the Raleigh Park community. Changes had previously been emailed to Andrew, who will make the changes and distribute the final copy to the Association Committee, Estate Manager and Managing Agents.

It was **resolved**, following these changes, that the Association Committee consider the amended welcome pack and, if agreed, request the Estate Manager to organise distribution to all owners and managing agents for rental properties,

It was noted to minute a vote of thanks to Andrew Heading who was largely responsible for the design of the welcome pack.

- 6. Architectural Standards Review Subcommittee** **Resolved** that the Association Committee adopt the Architectural Standards Review Subcommittee report as tabled.

- 7. Gratuities** **Resolved** that no gratuity, ex gratia payment, or gift whether monetary or otherwise, will be made to any person engaged in any capacity to carry out services for the Community Association without prior authorisation of the Community Association by resolution passed in general meeting, and without subsequent specific disclosure in the accounts presented in the next general meeting.

- 8. Estate Manager Tender** **Resolved** that Association Committee request the Chairperson to liaise with JLL, concerning sections of the contract not agreed on, including a requirement to increase the Professional Indemnity (PI) insurance to 10 million dollars.

Should they not agree to this request, the Association Committee will consider shortlisting 3-4 contractors from the tender to do a presentation for the Committee.

- 9. Next Meeting** **Resolved** that the Association Committee be held immediately following the Annual General Meeting which has been tentatively scheduled for the 25th of August 2022 commencing at 5.30 PM.

There being no further business, the meeting closed at 6.02 PM.