

**MINUTES OF EXECUTIVE COMMITTEE MEETING
Community Association NO. 270417
HELD ON 8th JULY 2020 AT 6:30 PM
AT TWIN CREEKS GOLF & COUNTRY CLUB,
336-487a LUDDENHAM RD, LUDDENHAM**

OPENING: The meeting was declared opened at 6:40 PM

MEMBERS PRESENT IN PERSON:

Craig Long
Caterina Tribbia
Chris Palumbo
John Williams
Diane Hofland
Tristan Opie

IN ATTENDANCE:

N Doran – All Suburbs Strata Management
Brendan Kop– TCGC
David Chen - TCGC
Victoria Collins – Clean Green Strata
A Abbott (119)
M Ghebrial (300)
Y Singh (84)
S Barnhoorn & N Fairweather (215)

APOLOGIES

R Bashour

CHAIRMAN: C Long

QUORUM: A quorum was declared present

MOTIONS

1. **Resolved that** the minutes of the last committee meeting be confirmed and adopted as a true and accurate record of those proceedings.
2. **Resolved that** the executive committee considered and accepted the up to date Financial Report for the Community Association to 30/6/2020.
3. **Resolved that** the executive committee considered the updates from the Caretaker and from Twin Creeks and the following was noted:
 1. June Maintenance Report was given by Diane Hofland:
 - Thanks were conveyed to the maintenance team for the works that are being done.
 - It was suggested that the aerator be used to core the front entry due to it not being cored for a few years. It was discussed that the aerator will impact the look of the front entry for a period of 4-6 weeks until the area recovers however it is necessary to ensure the front entry can be brought back to an acceptable level. The committee has agreed that work on the front entry can commence in Spring (September), in line with golf course coring.
 2. Caretakers Report was given by Victoria Collins.
 - The Swimming Pool and Tennis Courts have now reopened
 - The Community Facility function room will remain closed until further notice.
 - The Playground was closed and will remain closed due to safety concerns with play equipment. VC is obtaining quotes to have the play equipment repaired.
 - VC asked that residents be mindful of other residents within the estate when walking dogs. All dogs must be on a leash and owners are expected to clean up after their pet when out for walks.

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- VC has noted that as the caretaker and executive committee are working closely with Penrith Council to address matters of non-compliance within the estate. It was requested that lot owners raise their concerns/complaints directly with Penrith Council as this is the best way to ensure appropriate follow up action is taken.
 - A number of lights along Twin Creeks drive are not working and will be repaired.
 - A number of garden lights are remaining on during the day and will be attended to.
4. **Resolved that** the executive committee updated the meeting on the progress of the Sewer Treatment Plant works and it was advised that due to Covid restrictions around the world the shipping of the new STP equipment has been delayed, the plant is expected to leave Europe in approximately 2 weeks and expected to arrive in Australia in 6-7 weeks. The approximate start date pending no further delays will be 8-10 weeks. Early works are being undertaken in the meantime in preparation for the plant installation. The Executive Committee are closely monitoring all expenses associated with the STP and ongoing delays to ensure that costs are within budget and under control. The upgraded plant is expected to be operational by the end of November 2020 provided there are no further delays. It was discussed that the unpredicted wet weather earlier in the year (Feb/March) contributed to the increased pump out costs.
5. **Resolved that** the executive committee updated the meeting on the progress of the Street scaping, the committee have been negotiating with the developer and he advised that the street scape works will commence on the 13/7/2020 starting with the feature walls, followed by the planting.
6. **Resolved that** the executive committee will obtain legal advice on incorporation the Design Pattern Book and the Building Siting & Design Codes into the CMS to enable all documents to be incorporated into one document. The Executive Committee want to ensure that both documents can be included in the CMS in full to ensure the guidelines are clear to all residents and lot owners waiting to develop within the Twin Creeks Estate It was agreed that the Penrith LEP and Penrith Planning Control Documents also be incorporated into the CMS
7. **Resolved that** the executive committee approved the quote from Innovative for the painting of the estate feature walls.
8. **Resolved that** the executive committee acknowledged the Application for Mediation made by the owner of Lot 84 and authorised John Williams from the committee and the Strata Managing Agent to attend the Mediation on Behalf of the Community Association.
9. **Resolved that** the following general business was discussed:
- Speeding within the estate: Email received from lot 127 requesting that speeding be addressed within the estate. It was suggested that the caretaker could write to council's traffic department asking for assistance to review traffic management and controls within the estate. Residents and lot owners should be notified that once a request is put forward to council / local area command to monitor speeding within the estate, residents and lot owners need to be mindful of the use of un licensed motor cars (i.e. golf cart) being used within the estate. It was suggested that the residents write to council and the local area command as individuals expressing their concerns regarding speeding within the estate.
 - Illegal fill within the property: Lot owners to be reminded that under the by-laws of the estate you cannot bring or import fill from outside of the estate and place on your Lot. Also be reminded that you require a DA from Penrith Council before placing fill on your lot. Residents that are currently building be reminded you cannot place excavated soil or waste from your construction onto adjoining vacant lots at any time and to advise their builder of same.

The meeting closed 8:10 PM

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