

**MINUTES OF EXECUTIVE COMMITTEE MEETING
Community Association NO. 270417
HELD ON 17th MARCH 2021 AT 6:30 PM
AT TWIN CREEKS GOLF & COUNTRY CLUB,
336-487a LUDDENHAM RD, LUDDENHAM**

OPENING: The meeting was declared opened at 6:30 PM

MEMBERS PRESENT IN PERSON:

Chris Palumbo
John Williams
Diane Hoffland
Tristan Opie
Frances Sidarous
Michael Koller

IN ATTENDANCE:

N Doran – All Suburbs Strata Management
The Owners of Lots 38,39,92,119, 196, 205,207, 301,310 & 311.

CHAIRMAN: John Williams (Acting)

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.
3. **Resolved that** the executive committee considered the Caretaker and Maintenance Reports from Twin Creeks and Clean Green Strata.
4. **Resolved that** the executive committee was up dated on the progress of the Sewer Treatment Plant, John Williams advised that the STP is in the Testing and Compliance Stage. The sewer has been tested and the results were excellent, the water quality exceeded expectations, testing procedures have a 21 day cycle and the expected date for the STP to be online is June. The consultant engaged does the compliance procedures.
5. **Resolved that** quotes for the installation of licence plate recognition cameras will be obtained by Frances Sidarous
6. **Resolved that** quotes for the Portrush SPS repairs from Maztec was accepted and the work order issued to commence. Separate quotes for preventative maintenance and emergency maintenance for the SPS & STP will be obtained.
7. **Resolved that** the proposal to consider a change the CMS for the installation of front fencing and gates is to be put on the agenda for the AGM.
8. **Resolved that** the Corten cladding work is near completion.
9. **Resolved that** North Western Survey has been asked to provide a cost to survey the Community Land boundary and property.
10. **Resolved that** the MYBOS training and installation is completed, a list of the documents are to be sent to the committee for to consider what is to be uploaded onto the MYBOS system.

Office Use:

Review Sign:

GB : SS : LK : ND

11. **Resolved that** the painting work has been completed.
12. **Resolved that an** executive committee will be authorised closer to the Mediation date.
13. **Resolved that** tendering for the caretaker position is still being considered.
14. **Resolved that the** following matters were discussed:
 - The committee will obtain quotes for the installation of solar panels to the STP.
 - Quotes are being obtained for cleaning of the community facilities.
 - The correspondence noting the concerns raised re the installation of cameras was tabled at the meeting and noted. There is a Code of Conduct that must be adhered to.

The meeting closed 8:05 PM

Office Use:

Review Sign:

GB : SS : LK : ND