
PRESENT:
Mark Gubbins, Adrienne Alexander, David French, Richard Prowse and Kathy Baxter

APOLOGIES:
Lou Parrilla

IN ATTENDANCE:
Terry Daly (15 Konrads Ave – Energy Australia – left at 7.40pm), Reena Van Aalst (Dynamic Property Services)

CHAIRPERSON:
Reena Van Aalst (by invitation)

1. MINUTES:
RESOLVED that the minutes of the last Executive Committee meeting held on 21 December 2009 be confirmed as a true record and account of the proceedings at that meeting.

2. OUTSTANDING MATTERS:
a. CMS Compliance:

**10 Devitt Ave** – It was noted by those present that Hayward Landscapes have mowed the lawn and maintained the garden. The bins are still in view. The Managing Agent was instructed to include a motion on the next Executive Committee Meeting agenda to proceed with mediation.

The Managing Agent was also instructed to check what steps can to terminate the tenancy as the residents have not complied with by-laws since their occupation of the property.

Hayward Landscapes Services to keep maintaining the property until further notice.
15 Egerszegi Ave – The following breaches were noted for this property:

- Bins still visible
- Air conditioning unit on side of the house needs to be relocated.
- Plants have been removed from the garden which must be replanted.

21 Konrads Ave – The front garden is very untidy after drain fixed months ago they planted new trees but they have since died and lawn needs to be mowed as minimum work was undertaken.

4 Ergsezegi Ave – The side garden needs to be maintained.

67 Newington Blvd – The side garden needs to be maintained.

65 Newington Blvd – Lawn grown over all plants in the garden and needs to be maintained.

57 Newington Blvd – Front garden need new plants as they are all dying.

12 Devitt Ave – The bins are visible from outside the lot and cleaning equipment (mop hanging in tree) need to be removed.

1 O’Neill Ave – No action has been taken since the last letter sent to the residents and the garden is mostly dirt.

15 O’Neill Ave – The garden is mostly dirt and the grass has died.

4 Devitt Ave – The garden needs to be maintained.

3. Hayward Landscape Services:
The following quotations from Hayward Landscape Services dated 9 December 2009 were tabled and discussed and where appropriate were accepted.

3.1 Replanting area between Wing Pde and Evstrom Ave (near bus stop) in the sum of $895 plus GST be accepted.

3.2 Replacement of tress on Wing Pde in the sum of $200 plus GST be accepted.

3.3 Edging repair in park opposite the school – various options ranging from $2,090 plus GST to $3,399 plus GST. It was agreed to approve Option 2 in brick subject to clarification from Tim Hayward. Mr Gubbins will speak to the chairman of Precinct 1 South to assist with council undertaking repairs.

3.4 New grasses/plants to be planted on the Precinct 1 North side of the bridge at the entrance

3.5 Park opposite school – The Banksias planted have died. Mr Gubbins will request that Hayward Landscape Services replant at no cost and water when needed at the initial stages of the replanting.

4. Lot 119 – Works:
RESOLVED that pursuant to By-laws 3, 4.1 and 4.2 of the Community Management Statement, that consent be granted to the owner of Lot 119 of DP 270217(14 Devitt Avenue) to extend the side fence, rear pergola and repave area in front of new gate as per the application dated 7 December 2009. The Managing Agent was instructed to advise the owners that the front garden needs to be replanted.
5. LOT 156:
RESOLVED that pursuant to By-laws 3, 4.1 and 4.2 of the Community Management Statement, that consent be granted to the owner of Lot 156 (Energy Australia) of DP 270217(15 Konrads Avenue) to undertake various changes to the property to improve overall efficiency as per the application received 5 February 2010 as per below:

5.1  Imbedded PV on outside pergola roof (in courtyard):
Replacing the existing corrugated perspex covering on the courtyard pergola with semi-transparent solar panels (photovoltaic cells fit within 2 glass panels).

5.2  Roof Exhaust:
A powered low profile system, not a conventional “whirly” type vent will be placed on the southern side roof to reduce visibility from the street.

5.3  Additional window into kitchen area:
The installation of a new window opening with integrated composting facility and internal vertical herb wall to increase natural light into the kitchen area was approved subject to council consent.

5.4  Clerestory light well over kitchen area:
The light well will admit natural light & ventilation to W/C and laundry and to improve natural light and heat control with ‘stack effect’ principals to kitchen.

5.5  Street planting:
The application to replant the road verge with edibles for communal enjoyment was NOT approved as the plants do not comply with the Landscape Standards.

5.6  External trim colour:
Energy Australia will look at houses with similar wall colours which must be matched.

5.7  Replace existing garage door
The application to replace the existing garage door by keeping the same frame and hardware but with high grade recycled metal sheets and laminating transparent sheeting was NOT approved.

5.8  Additional window shading:
The application to install some form of the shading will be developed based on consultation and inspection by the Executive Committee.
- Additional fixed shading to east facade corner window or deciduous creeper.
- Additional fixed shading to west facade corner window or deciduous creeper.
- Additional fixed shading to west balcony or deciduous creeper

Managing Agent’s Note: On 11 February 2010, the applicant withdrew the application for additional window shading.

6. FINANCIAL REPORT:
RESOLVED that the amended financial statement as presented by the Managing Agent dated 31 January 2010 be adopted.

7. NEXT MEETING:
RESOLVED that the next Executive Committee meeting of the Community Association be held on 7 April 2010 at 6.30pm.

CLOSURE:
There being no further business the Chairperson declared the meeting closed at 8.05pm.