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**The Executive Committee
DP270336 - P1 South Newington**

MINUTES OF A MEETING OF THE EXECUTIVE COMMITTEE OF THE OWNERS OF COMMUNITY ASSOCIATION DP NO. 270336 HELD ON TUESDAY 19 APRIL 2011 AT THE NEWINGTON COMMUNITY CENTRE LOCATED ON THE CORNER OF THE AVENUE OF EUROPE AND THE AVENUE OF ASIA AT NEWINGTON VILLAGE COMMENCING AT 6.47PM.

PRESENT:

Claire McCormack, Paul Meldrum, Richard Heather, David Coop and Wei Mo

APOLOGIES:

John Blackwell, George Darton

IN ATTENDANCE:

Jodie Smithson (Dynamic Property Services)

CHAIRPERSON:

David Coop

1. MINUTES:

RESOLVED that the minutes of the last Executive Committee meeting held on 15 February 2011 be confirmed as a true record and account of the proceedings at that meeting.

2. CHAIRMAN'S REPORT:

The Chairperson's report was tabled and discussed.

The Chairperson thanked everyone for your help over the last month.

It was noted that extensive resources, costs and time are consumed performing compliance inspections for this Precinct due to non-compliance of By-Laws. The Chairperson thanked the residents of this precinct who do uphold the Community Management Statement as they make the Committee's jobs so much easier. The Chairperson asked if other residents could please help the Committee to minimise costs and time spent inspecting and processing by-law breaches to comply with the Community Management Statement.

It was noted that a copy of the Community Management Statement can be found online at <http://www.newingtoncommunity.com.au>

A list of the most common complaints reported by residents or as a result of compliance inspections in this Precinct was tabled.

1. Bins being visible from outside the lot.
2. Gardens untidy, over grown and encroaching foot paths.
3. Cars parked on grass verges or across foot paths
4. Unauthorised building works including satellite dishes, air conditioners, pergola's, pergola roofing, paving and concreting
5. Barking Dogs
6. Dogs off leash

It was noted that many garages are being used for purposes other than parking of motor vehicles thus causing on street parking congestion.

3. TREASURER'S REPORT:

- (a) The Treasurer's report was tabled and discussed.
- (b) **RESOLVED** that the financial statement as presented by the Managing Agent dated 31 March 2011 be adopted.
- (c) That an update on outstanding levy arrears be provided. Managing Agent advised that an email has been sent to Grace Lawyers requesting an update on the outstanding Levy Arrears. An update on this matter will be provided upon receipt of a response.
- (d) That an update on current investments be provided. It was **RESOLVED** that \$50,000 be invested with Macquarie Bank at a rate of 6% and \$50,000 be invested in an At Call Account at 4.5%.

4. CMS APPROVALS:

- (i) **RESOLVED** that to By-law 3, 4.1 and 4.2 of the Community Management Statement that consent be granted to the owner of Lot 362 (10 Henricks Avenue) of DP 270336 for the extension of paving and installation of a drain within the lot as per their application dated 24 February 2011.
- (ii) **RESOLVED** that pursuant to By-law 3, 4.5 and 4.6 of the Community Management Statement that consent **NOT** be granted to the owner of Lot 386 (11 Lane Avenue) of DP 270336 for the installation of air-conditioning at the lot as per their application attached, subject to the air-conditioning condenser unit being located at ground level and not seen from outside the lot.

The Managing Agent was requested to write to the owner of the Lot asking that they investigate the installation of ducted of the air conditioning to reduce the number of outdoor units from five to one.

- (iii) **RESOLVED** that pursuant to By-law 3, 4.1 and 4.2 of the Community Management Statement that consent **NOT** be granted to the owner of Lot 70 (4 Lukin Place) of DP 270336 for the removal and replacement of the pergola at the lot as per their application dated 11 April 2011. The application for the pavers was accepted only. The Managing Agent was instructed to write to the owner of Lot 70 advising them that the application can not be considered as the roofing of the pergola needs to be flat in accordance with the Architectural Landscape Standards.

5. SUB-COMMITTEE REPORTS:

RESOLVED that the following Sub-Committee reports was tabled and discussed;

5.1 CMS Compliance:

- 5.1.1** An update on CMS Compliance matters was provided. It was noted that a CMS Compliance inspection was undertaken on Wednesday 7 April 2011. The Managing Agent has been instructed to issue by-law breach letters to those lots found in breach of the Architectural Landscape Standards or the Community Management Statement.

- 5.1.2 RESOLVED** that pursuant to by-law 32 of the Community Management Statement the Managing Agent be instructed to arrange for Hayward's Landscaping to undertake garden maintenance at those Lots found in direct contravention of by-laws 5.1, 5.2 and 5.3 of the Community Management Statement at the cost of the Owner of the Lot.

5.2 Newington Wide (incl "Combined Newington Working Group & NNA"):

- 5.2.1** An update on the Newington Wide matters was provided. It was noted that the Clean Up Australia Day was held by the Newington Neighbourhood Association and over 80 people were in attendance which was a great success.

An update on the Combined Newington Working Group Meeting held on 1 April 2011 was provided.

It was noted that the tree master plan is still work in progress. Trees have been cut and marked on the major roads in Newington as a result of damaged by termites. These trees are in the process of being removed.

Auburn Council Rangers have been allocated to police parking during the Easter Show.

An update on the off leash dog area in Pierre de Coubertin Park was provided. It was noted that no complaints have been received to date and that if this becomes a permanent off leash area no fence will be installed.

Auburn Council advised that no money has been budgeted to replace the rage cage which is in a poor state of repair. Council is now aware of the Occupational Health and Safety responsibility of people climbing on to the roof of the Community centre to recover balls, however, it is currently their intention to repair the fences only.

It was noted that the next Combined Newington Working Group Meeting will be held on 5 August 2011.

5.3 Traffic Management:

- 5.3.1** An update on the Traffic Management was provided.

The Managing Agent was instructed to write to 2, 4, 6 and 8 Didriksen requesting that they park on the opposite side of the road to the dwellings due to the emergency access vehicles being unable to access the street should cars be parked on both sides of the road.

It was noted that all traffic matters were not included in the Combined Newington Working Group Meeting agenda and have been deferred to the Newington Traffic Sub-Committee Meeting. A date for that meeting is yet to be set.

5.4 Landscaping:

- 5.4.1** An update on the landscaping was provided.

It was noted that Haywards Landscaping have been given instructions to undertake various maintenance works across the Community to enhance the landscaping.

The Managing Agent was instructed to issue a reminder letter to the residents in Baker and Owens Avenue regarding the garbage bins being placed in Owens Avenue. The Managing Agent was instructed to send Mr Richard Heather a copy of his letter to be forwarded to Council.

5.5 Security:

5.5.1 An update on the security was provided. It was noted that there is nothing that the Executive Committee is aware of to report.

It was noted that many security cameras have been installed throughout the Community Association in contradiction to the Community Management Statement by-laws. The Community Association Executive Committee are not permitted to allow this due to contradiction to the by-laws and therefore, all owners with cameras installed and can be seen from outside the lot, will be requested to remove such.

5.6 MATV:

5.6.1 An update on the MATV was provided. It was noted that the MATV is working in good condition.

6. CORRESPONDENCE:

RESOLVED that correspondence be received and ratified.

Correspondence from Avelina Carson from Strata Plan 72202 regarding smells from the recycling plant and waste depot was tabled and discussed. It was noted that this matter has been raised with Council and Trans Pacific Liquid Waste. Residents are encouraged to call the Department of Climate Change and Water on 131 555.

7. APPLICATION FOR AN ORDER – INITIAL PERIOD:

- (a) **RESOLVED** that the Managing Agent be instructed to make an application to the Consumer Trader and Tenancy Tribunal pursuant to Section 77 of the Community Land Management Act 1989, for an order to grant the expiry of the Community Associations initial period.
- (b) **RESOLVED** that the Managing Agent be instructed to affix the common seal of the Community Association to the application pursuant to Section 8 of the Community Land Management Act 1989.

8. NEXT MEETING:

RESOLVED that the next Executive Committee meeting of the Community Association be held on Tuesday 17 May 2011.

CLOSURE:

There being no further business the Chairperson declared the meeting closed at 8.00pm.

CHAIRPERSON

DATE