



**Dynamic Property Services Pty Ltd**  
Level 5, 162 Goulburn Street  
Sydney NSW 2010

DX 11643 Downtown Sydney

T (02) 9267 6334  
F (02) 9267 6337  
E [dps@pip.com.au](mailto:dps@pip.com.au)

ABN 67 002 006 760

Community Association DP 270336

---

MINUTES OF A MEETING OF THE EXECUTIVE COMMITTEE OF THE OWNERS OF COMMUNITY ASSOCIATION DP NO: 270336 HELD ON TUESDAY 29 OCTOBER 2013 IN THE MAIN HALL AT THE NEWINGTON COMMUNITY CENTRE LOCATED ON THE CORNER OF THE AVENUE OF EUROPE AND THE AVENUE OF ASIA AT NEWINGTON VILLAGE COMMENCING AT 6.30PM.

---

PRESENT:

Wei Mo, Patrick Soosay, Nadia Amato, Maria Harris, Paul Meldrum and Leigh Sargent.

APOLOGIES:

Richard Heather and Lyriane Beuzeville

IN ATTENDANCE:

Lani Zaubzer (Dynamic Property Services)  
Alex Cheung

CHAIRPERSON:

Paul Meldrum

1. MINUTES:

Resolved that the minutes of the last Executive Committee meeting held 24 September 2013 be confirmed as a true record and account of the proceedings at that meeting, subject to one amendment. In motion 4.7, the weed spraying and fertilising has not been completed.

2. CMS PROJECT

Resolved that the Executive Committee review the legal advice in relation to the CMS Changes and resolved to place the amendments on an extraordinary general meeting agenda, to be held on 3 December 2013.

There have been extensive delays which have resulted in the motions not being placed on the annual meeting agenda. The committee resolved to call an extraordinary general meeting to discuss and resolve the changes with owners in the precinct.

3. TREASURER'S REPORT:

3.1 Resolved that the Treasurer's report be tabled and discussed.

Being the first month in the new financial year period, there has not been a lot of expenditure in the Administrative Fund, and there has been no expenditure in the sinking fund. The net funds are \$394,953.00.

The chairman requested the Managing Agent send the audit report to all members of the committee for their consideration.

3.2 Resolved that the financial statements as presented by the Managing Agent dated 30 September 2013 be adopted.

3.3 Resolved that an update on outstanding levy arrears be provided.

The Managing Agent gave an undertaking to receive an update from Grace Lawyers on Lot 184, and will report back to the committee.

3.4 Resolved that the sinking fund forecast be tabled and considered.

The report was tabled and accepted.

#### 4. SUB-COMMITTEE REPORTS:

The following Sub-Committee reports were tabled and discussed;

##### 4.1 CMS Approvals

Resolved that the following Sub-Committee reports be tabled and discussed;

##### 4.1 CMS Approvals

##### New Motions

4.1.1 Resolved that pursuant to By-laws 3 and 4 of the Community Management Statement that consent be granted to the owner of Lot 28 (18 Wing Parade) for the installation security screen doors to the front and back entrance doors at the Lot as per their application dated 24 October 2013.

4.1.2 Resolved that pursuant to By-laws 3 and 4 of the Community Management Statement that consent be granted to the owner of Lot 28 (18 Wing Parade) for the undertaking of landscaping works to the front courtyard and front yard at the Lot as per their application dated 24 October 2013, subject to council consent for the removal of the trees.

4.1.3 That pursuant to By-law 27 of the Community Management Statement that consent be granted to the occupant of Lot 42 (2 Wing Parade) for keeping of one (1) x additional dog at the Lot as per their application dated 30 September 2013.

Motion deferred. The Managing Agent was instructed to ask the neighbours whether they had any complaints regarding the dogs.

4.1.4 Resolved that pursuant to By-law 27 of the Community Management Statement that consent be granted to the occupant of Lot 98 (6 Theile Avenue) for keeping of one (1) x additional dog at the Lot as per their application dated 11 October 2013.

4.1.5 Resolved that pursuant to By-laws 3 and 4 of the Community Management Statement that consent be granted to the owner of Lot 243 (12 Joyner Avenue) for the keeping of one (1) x air conditioning unit installed along the left hand side of the Lot as per their application dated 17 October 2013.

4.1.6 Resolved that pursuant to By-laws 3 and 4 of the Community Management Statement that consent be granted to the occupant of Lot 389 (21 Lane Avenue) for the installation of one (1) x foxtel satellite dish at the rear of the house, on the lower section of the roof at the Lot as per their application dated 9 October 2013.

## Other Matters

4.1.7 Resolved that pursuant to by-law 27 of the Community Management Statement and further to the committee meeting held 26 March 2013, the Executive Committee resolve to rescind the decision to grant consent to the owner of Lot 260 (34 Roycroft Avenue) for the keeping of two (2) x dogs at the Lot.

## 4.2 CMS Compliance

4.2.1 Resolved that an update on CMS Compliance matters be provided. There was nothing new to report.

4.2.2 Resolved that the committee discuss a possible new by law for barking dogs. It was resolved to put forward an amendment that only one dog be permitted. Clause 27.1. The Managing Agent was instructed to advise Grace Lawyers that the committee wish to put this motion forward, and to draft the amendment.

## 4.3 Combined Newington Working Group (CNWG)

Resolved that an update on the Combined Newington Working Group matters be provided.

The group are waiting for a response from Auburn Council in regards to the WHS problem, and this has been followed up again.

## 4.4 Traffic Management

Resolved that an update on the Traffic Management be provided.

There has been no recent meetings held.

## 4.5 Waste Management

Resolved that an update on Waste Management be provided.

There were no new issues to report.

## 4.6 Newington Neighbourhood Association (NNA)

Resolved that an update on the Newington Neighbourhood Association be provided.

There has been no recent meetings held.

## 4.7 Landscaping

Resolved that an update on the landscaping be provided.

After discussions with Haywards Landscaping, Paul Meldrum and Richard Heather instructed them to suspend all mowing due to a lack of rain.

Richard will monitor the area as there are lots of areas where residents water and look after the grass in front of their properties, and the community parks.

Richards report included photographs of the differing grass conditions from lush green to dead with no grass.

It was noted that there had been complaints from residents regarding the behaviour of the Haywards Landscaping employee, and that Haywards Landscaping had produced a statutory declaration of their version of events.

The tender was discussed. The Managing Agent confirmed that the scope is currently being amended, and will be tendered once complete.

## 4.8 Security

Resolved that an update on the security be provided.

Secom have been advised that the location of the log book has been changed.

4.9 MATV

Resolved that an update on the MATV be provided.

The Executive Committee then discussed the proposed maintenance agreement with Pacific Satellite Networks Pty Ltd dated 11 September 2013.

The Managing Agent was requested to obtain additional information. The committee wish to know whether they are in fact carrying out any maintenance, the expected life of the equipment, and a schedule of their visits to site.

5. SOLAR LIGHTING:

That an update be provided regarding the installation of a solar panel light pole in the park area at the end of Charlton Avenue.

Motion deferred.

6. CORRESPONDENCE:

Resolved that the correspondence be received and tabled.

6.1 That the Executive Committee table the correspondence received from an owner in relation to barking dogs at 2 Wing Pde, Newington.  
Motion deferred.

6.2 That the Executive Committee table the correspondence received from an owner in relation to barking dogs at 34 Roycroft Avenue, Newington.  
Motion deferred.

6.3 Resolved that the Executive Committee table the correspondence received from the owner of Lot 260 regarding the dogs within 34 Roycroft Avenue, Newington and provide the Managing Agent with instructions on how to respond.

The Managing Agent was instructed to acknowledge the correspondence and provide information that the owner is entitled to receive.

7. NEXT MEETING:

Resolved that the next Executive Committee Meeting be confirmed for Monday 25 November 2013 immediately following the annual general meeting.

CLOSURE:

There being no further business the Chairperson declared the meeting closed at 9.25pm.

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

Reference to a Section or Clause

In these minutes, a reference to a section or clause means that section or clause in the Community Land Management Act 1989 unless otherwise stated and a reference to a Regulation means that Regulation in the Community Land Management Regulation 2007.