



**Dynamic Property Services Pty Ltd**

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**The Executive Committee  
By email**

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**MINUTES OF A MEETING OF THE EXECUTIVE COMMITTEE OF THE OWNERS OF COMMUNITY ASSOCIATION DP NO. 270336 HELD ON TUESDAY 19 OCTOBER 2010 AT THE NEWINGTON COMMUNITY CENTRE LOCATED ON THE CORNER OF THE AVENUE OF EUROPE AND THE AVENUE OF ASIA AT NEWINGTON VILLAGE COMMENCING AT 6.36PM.**

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**PRESENT:**

Paul Meldrum, George Darnton, Richard Heather, David Coop and Wei Mo

**APOLOGIES:**

Jerry Xu and John Blackwell

**IN ATTENDANCE:**

Jodie Smithson (Dynamic Property Services)

**CHAIRPERSON:**

David Coop

**1. MINUTES:**

**RESOLVED** that the minutes of the last Executive Committee meeting held on 13 September 2010 be confirmed as a true record and account of the proceedings at that meeting.

**2. CHAIRPERSON'S REPORT:**

**RESOLVED** that the Chairperson's report be received.

The Chairperson encouraged all owners and occupiers to ensure compliance with the terms and conditions of the by-laws and architectural landscape standard as there remains numerous outstanding by-law breaches.

**3. TREASURER'S REPORT:**

**RESOLVED** that the Treasurer's report be tabled and discussed.

- (i) **RESOLVED** that the financial statement as presented by the Managing Agent dated 30 September 2010 be adopted.
- (ii) **RESOLVED** that an update on outstanding levy arrears be received.

**4. CMS APPROVALS:**

- (i) **RESOLVED** that pursuant to By Laws 3.1, 3.15 and 4.1 of the Community Management Statement the consent granted to the owner of Lot 72 (8 Lukin Place) of DP 270336 for pergola works as per their application dated 26 August 2010 be ratified.
- (ii) **RESOLVED** that pursuant to By-law 3, 4.5 and 4.6 of the Community Management Statement the consent granted to the owner of Lot 408 (35 Tooth Avenue) of DP 270336 for the installation of ducted air-conditioning at the lot as per their application dated 27 September 2010 be ratified.
- (iii) **RESOLVED** that pursuant to By Laws 3.1, 3.15 and 4.1 of the Community Management Statement that consent be granted to the owner of Lot 362 (10 Henricks Avenue) of DP 270336 for the installation of 2 wall mounted lights on the garage wall and two lights under the eave as per their application dated 14 October 2010.
- (iv) **RESOLVED** that pursuant to By Laws 3.1, 3.15 and 4.1 of the Community Management Statement that consent be granted to the owner of Lot 328 (13 Ottey Avenue) of DP 270336 for the installation of makrolon grey tint covering on the pergola at the lot as per their application dated 13 October 2010.
- (v) **RESOLVED** that pursuant to By Laws 3.1, 3.15 and 4.1 of the Community Management Statement that consent be granted to the owner of Lot 328 (13 Ottey Avenue) of DP 270336 for the installation of a shade sail at the lot as per their application dated 13 October 2010.
- (vi) **RESOLVED** that pursuant to By Laws 3.1, 3.15 and 4.1 of the Community Management Statement that consent be granted to the owner of Lot 328 (13 Ottey Avenue) of DP 270336 for the installation of exterior blinds at the lot as per their application dated 13 October 2010.
- (vii) **RESOLVED** that pursuant to By Laws 3.1, 3.15 and 4.1 of the Community Management Statement that consent be granted to the owner of Lot 328 (13 Ottey Avenue) of DP 270336 for the installation of a built in barbeque structure at the lot as per their application dated 13 October 2010.

## **5. SUB-COMMITTEE REPORTS:**

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

### **5.1 CMS Compliance:**

- 5.1.1 **RESOLVED** that an update on CMS Compliance matters be provided. It was noted by the Managing Agent that all of the CMS Compliance by-law breach letters had been issued to the respective lots.
- 5.1.2 **RESOLVED** that the Managing Agent be instructed to undertake monthly CMS Compliance inspections on behalf of the Executive Committee and undertake necessary by-law breach action as a result of these inspections. It was noted that these inspections by the Managing Agent will be undertaken on a 6 month trial.

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

- 5.2.1 **RESOLVED** that an update on the Newington Wide matters be provided.

It was noted that there is no report for the Combined Newington Working Group as there has been no recent meeting.

The Newington Neighbourhood Association Sizzling Santa event will be held on 11 December 2010 in Pierre De Courbetin Park from 4pm to 7pm.

It was also noted that the Clean Up Australia Day will be held in March 2011.

### **5.3 Traffic Management:**

- 5.3.1 **RESOLVED** that an update on the Traffic Management be provided. It was noted that no Auburn Council Traffic meeting has been held recently.

Work has commenced on the bridge and the seating for the V8 Supercar track. It was further noted that Australia Avenue will be closed from 18 to 23 October 2010.

**5.4 Landscaping:**

5.4.1 **RESOLVED** that an update on the landscaping be provided. Stage 1 of the tree box upgrade has almost been completed. Hayward Landscaping has been undertaking a general clean up of the Community Association and planting out in a few areas over the next couple of weeks.

It was noted that the Landscaping Sub-Committee had also been in contact with Auburn Council regarding the hedge at Newington Blvd and Wing Pde requesting its removal and the replacement of the soil.

The Managing Agent was instructed to write to 6 Baker Avenue and 2, 4 6 and 8 Owens Ave requesting that they place their bins for collection on the western side of Lukin Place or on the one side of Baker or Owens Avenue as previously advised.

The Managing Agent was also instructed to write to the owners of cars parked in the entrance to Diamond Court as the garbage truck has driven over the grass to avoid them and cars are not permitted to park on any Community Association property.

**5.5 Security:**

5.5.1 **RESOLVED** that an update on the security be provided. It was noted that Jane Lindsay has undertaken a handover to George Darnton on the security matters. George Darnton will request that a meeting with Secom be held shortly to discuss the security patrols and reporting.

**5.6 MATV:**

5.6.1 **RESOLVED** that an update on the MATV be provided. It was noted that there has been no recent repairs and maintenance issues with the MATV.

The Managing Agent was instructed to write to Pacific Satellite requesting a schedule of capital replacements / a works forecast for the next 5 to 10 years.

5.6.2 **RESOLVED** that the quotation from Pacific Satellite dated 13 September 2010 in the annual sum of \$3,350.00 plus GST for the maintenance of the MATV system was accepted.

**6. CORRESPONDENCE:**

Correspondence from Jane Lindsay regarding her resignation from the Executive Committee was tabled. A vote of thanks was given to Jane Lindsay for all her hard work within the Community Association in particular on the CMS Compliance Sub-Committee and Security Sub-Committee.

A motion to fill the vacancy on the Executive Committee and to appoint a Secretary will be on the agenda of the next Executive Committee meeting.

**7. NEXT MEETING:**

**RESOLVED** that the next Executive Committee meeting of the Community Association be held on Tuesday 16 November 2010 at 6.30pm.

**CLOSURE:**

There being no further business the Chairperson declared the meeting closed at 7.32pm.

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**CHAIRPERSON**

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**DATE**