
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN THE HUNTERFORD CLUB HOUSE
ON MONDAY 14th SEPTEMBER 2026 COMMENCING AT 7.00PM.**

PRESENT Mario Christodoulou (72) Ravindra Naidoo (81)
Filipe Baccan (11/15) Greg Neilson (89)
Bill Sutton (9) Ron Bowditch (112)

APOLOGIES: Ken Bunt (105) – Substitution power given to Bill Sutton
William Chen (106) - Substitution power given to Bill Sutton

CHAIRPERSON: Ravindra Naidoo

QUORUM: It was noted that a quorum was present and that the meeting is not being recorded.

MINUTES: It was RESOLVED that the minutes of the previous Association Committee Meeting held on 10th August 2026 be confirmed and adopted.

MOTION 2: It was RESOLVED that the reports from the sub-committees be noted and that their work be commended.

MOTION 3: It was RESOLVED to accept the August 2026 Monthly Financials as presented to the Association Committee by the Acting Treasurer.

Premier Strata Management

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**MEETING
NOTES:**

- The Certificate of Compliance for the Hunterford Estate Swimming Pool was issued by PCC on 24th August 2026 with an expiry date of 24th August 2027. Remedial work undertaken to achieve this was for clearing of vegetation and adjustment of soil levels around the pool fencing by RGS and burying of a water pipe by A Style Plumbers to maintain non-climbable zones to the pool fencing. Copies of this Certificate have been posted to our Community Noticeboards and uploaded to our Community Website.
- The unregistered abandoned vehicle (Red Mazda Sedan) that had been left parked within Hunterford Estate since early July was finally removed over the weekend of 22nd August. As per our Management Statement only registered vehicles are to be parked on roadways & visitor parking zones.
- The Term deposit for our Investment Account Capital Works 2 for \$238,639.60 was extended on 3rd September 2026 for an additional term of 9 months with BOQ at the offered interest rate of 4.95% PA.
- On 27th and 28th August Answer Plumbing Services repaired 2 water leaks adjacent to the footpath of the lower Cascades which required extensive excavation to access the 40mm water service line for replacement of parts damaged by tree roots at a cost of \$2,080 plus GST. This also entailed inspection of the electrical line conduit to the Lower Cascades to ensure its integrity before the pump to the waterway could be activated.
- The new Aline Sabre submersible sump pump (with vegetation material cutter) has an automatic electrical cut off if the water inlet flow is restricted from blocked mesh strainer screens. Once the screens are cleared the pump can then be reset to again have water flowing in the Lower Cascades. The bottom catchment pool needs to be cleaned on a regular basis to reduce the large number of dead vegetation items / assorted debris that accumulates and eventually clogs the strainer screens. This initial clean was completed by A P Pool solution over the weekend of 12th - 13th September with over 180kg of material removed for authorized waste disposal.
- An old, poor repair to the electrical conduit line that runs adjacent to the lower Cascades footpath and supplies power to the small pump for the Brookside Park Pond has failed and allowed water to ingress into the conduit. This section of conduit line is to be excavated and replaced as a priority.

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**MEETING
NOTES:**

- Maintenance Repairs to the Estate fencing on the Eastern Boundary adjoining our Pennant Hills Road neighbor's common driveway, as requested by neighbor Mr. Vimal Patel, owner of 186 and 188 PH properties, in conjunction with the other Hunterford Estate properties involved, is to be finally undertaken. This has been Co-ordinated by the Association Committee due to the number of properties involved on this boundary (including Hunterford Estate Lot 1). Under the Dividing Fence Act 1991 (NSW) it is mandated that adjoining property owners share the cost equally of maintenance repairs for their section of joint fencing. All affected owners have been previously advised by Premier Strata of their proportional cost for the required work which is to be reimbursed to Premier Strata upon completion. The accepted repair quote from Bloom Carpentry and Property Repairs is for a total of \$15,730 including GST which covers repairs to a total of 65 fence panels.
- With the upcoming changes to Australia's card-payment rules (effective 1st October 2026) Premier Strata has advised that a decision is to be made in that if card payments are to be continued after the above date, owners can continue paying by card without a separate surcharge but that StrataPay's applicable processing cost (last year's total surcharge cost was \$731 incurred by 26 owners using card-payment) will be an expense to Hunterford Estate Community Association's account **OR** that if card payments are not to be kept, with owners using another payment method as shown on the levy notice, Hunterford Estate Community Association will not incur the additional expense of StrataPay's processing costs. The decision made by the Association Committee was that, due to the current economic climate, to retain the card-payment facility subject to the future expense staying within acceptable levels. This to be reviewed in 2027.
- Next meeting will be held on Monday 12th October at 7pm to follow up the following items: Review of the condition of individual properties within Hunterford Estate and other action items.

There being no further business to discuss the meeting closed at 8:10 pm

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