
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE
ON MONDAY 8TH SEPTEMBER 2025 COMMENCING AT 7.00PM.**

PRESENT

Mario Christodoulou (72) Ron Bowditch (112)
Ravindra Naidoo (81) Greg Neilson (89)
Bill Sutton (13) Peter West (34)

APOLOGIES:

Ken Bunt (105) – Substitution power given to Bill Sutton
William Chen (106) – Substitution power given to Bill Sutton
Yue (Kate) Xing (36)

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 11th August 2025 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 2025 Monthly Financials as presented to the Association Committee by the Acting Treasurer.

Premier Strata Management

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**MEETING
NOTES:**

- Following a cash flow projection for the remainder of the Hunterford Estate financial year 2025 our term deposit Investment account Capital Works 2 due on the 3rd September was actioned. This entailed \$20,000 being transferred back to our Cash at Bank account to ensure future liquidity and \$228,002.75 was rolled over with the BOQ for 6 months at their offer of 4.05% pa interest. Another cash flow projection will be done in December following receipt of the next tranche of levies and forecasted surplus cash will be moved back into a term deposit to maximize interest income.
- Cleaning of the lower Cascades waterway and Brookside Park ponds was undertaken by RGS Land Scape Care on the 4th September following much debris being washed in by persistent heavy rainfall over the last few months.
- Following a report of keys being difficult to insert into & remove from the lock of the Clubhouse ladies' amenities, the door lock was serviced on the 3rd September to ensure functionality.
- Due to recent heavy rainfall, the approved cleaning of the Estate detention tanks is now scheduled to be undertaken by A Style Plumbing on the 9th and 10th September (weather permitting as tanks need to be dry for work to be undertaken).
- As noted in the minutes of the August AC meeting, a market review has now been undertaken on 5 Strata Management Companies to determine if there was a viable case to pursue an alternative, able to provide equivalent service levels coupled with significant cost savings compared to our current Strata Managers. The report was presented at the meeting and as the review deemed that there was no Commercial, Financial or Administrative benefit in making a change, that the review's recommendation was to stay with Premier Strata Management. This was accepted by the Association Committee.
- A Solar Battery information sheet for Hunterford Estate residents was produced by our Maintenance Sub-Committee and copies are now posted on our Community Notice Boards and uploaded to our website www.hunterfordestate.com.au. An Updated Solar Battery Requirements sheet for Hunterford Estate is currently being developed and the intention is that this will be distributed to all residents along with the October Levies mailout.
- Next meeting will be held on Monday 13th October at 7pm to follow up the following items: Cleaning of Upper Cascades Pools & other action items.

There being no further business to discuss the meeting closed at 7:50 pm.

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