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

- PRESENT** Ken Bunt (105)
Mario Christodoulou (72) Ravindra Naidoo (81)
Greg Neilson (89) Ron Bowditch (112)
Bill Sutton (9) Peter West (34)
- APOLOGIES:** Yue (Kate) Xing (36)
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 November 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 November 2025 monthly Financials as presented to The Association Committee by the Treasurer.

**MEETING
NOTES:**

- A gas leak in the service line from the road to the gas meter at 4 The Mews was repaired by A Style Plumbers on Friday 28th November – Invoice not yet received.
- The tree review was undertaken by Forest Tree Service on Thursday 4th December. They are to provide a report with recommendations for the maintenance pruning / dead-wooding etc. for all trees within Association property.
- Powertek Fire Services Pty Ltd carried out the Annual Fire Safety Inspection for our Clubhouse on 21st November and supplied and installed 3 new fire extinguishers (old units were soon to be out of date). The certificate of compliance is attached to our Community Noticeboards and uploaded to our Community Website.
- The RolaChem RC9 100/20 Series Automatic Acid and Chlorine Doser unit for the pool has failed (9 years old) and the chlorine and chemical levels of pool water are now currently required to be monitored daily and manually adjusted to ensure safe swimmable levels. A P Pool Solutions is to supply and install a new unit at a cost of \$4,220 plus GST. With the high summer temperatures this is being handled as a priority maintenance issue. (The new unit was installed and operational at 10pm on the 8th December)
- The Building Compliance Officer from PCC contacted Hunterford Estate Community Association on 12th November regarding an anonymous complaint received on the Hunterford Estate tennis court lights. As the lights, lighting design, and installation are compliant with **Australian Standards 2560 Sports Lighting** and are on an automatic timer (**auto shutoff at 10:00pm**) the matter, following review by PCC, was closed.
- Term deposit no. 3 for \$111,634.27 matures on the 20/12/2025. As Premier Strata closes for the Christmas break on the 19/12/2025, a decision on the rollover will need to be made in the week prior. We will do a cash flow projection prior to approving, to ensure liquidity until our next tranche of levies are received in February 2026. The Treasurer's report notes that there are 4 lots with overdue levies to a total of \$10,143.28 – these are being followed up by Premier Strata as this does impact available cash at bank.
- DecoPaint is rescheduled to start the painting of the Clubhouse exterior and Cascades handrails towards the end of week 8/12/2025.
- The Hunterford Christmas Party was held at our Community Clubhouse on Saturday 6th December. Another great function with lots of happy families in attendance enjoying the friendly community atmosphere. Thanks to the Social Sub-Committee team for organizing another event of goodwill – ably supported by our talented local musicians who led the Christmas Carols.

Premier Strata Management

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**MEETING
NOTES:**

Misuse of visitor parking spots / turn bays continues to be an issue that impacts adversely on our welcome visitors, contractors / delivery drivers, and the safe maneuvering of Heavy vehicles (i.e. PCC waste collection trucks etc.). Consistent offenders will be receiving warning letters from our Strata Managers advising of the restrictions imposed by the Management Statement of our Community Association.

The Hunterford Estate Community Association, **2026 AGM**, is to be held on 28th January at 7pm in the Clubhouse. The AGM Agenda will be distributed by Premier Strata Management prior to the required 3 weeks' notice.

The Association Committee would like to wish all Hunterford Estate residents, our contractor partners and the team at Premier Strata a Merry and Safe Christmas and a Happy and Prosperous New Year.

- Next meeting will be held on Monday 12th January 2026 at 7pm to follow up the following items: Tree Review for Hunterford Estate and other action items.

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

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