

The Links Residents Committee Inc

Meeting agenda

20 April 2026

4pm

Agenda Items

Attendees Jenn Graham, Stuart Robinson, Sue Elliott, Paula Chow, Frank Nunnari, Greg Lawton

Apologies Judie Darke Kerri McFarlane, Greg Carter

Resignation of Committee Member

Greg Carter has decided to resign his position as committee member, letter to be read out at the meeting **Greg L to discuss**

Notice was received from Greg Carter stating that he needs to step away from the LRC going forward. His resignation was accepted and an email sent thanking him for his contribution to both the committee and the work he did on the setting up of the webpage.

A motion was raised and passed that as we accepted two new committee members at the last meeting, there was no need to request expressions of interest for a replacement for Greg.

Matters Arising from the last minutes

Previous minutes to be accepted

Accepted

Business arising related to the letter put to the Resort Manager and his responses. Copy attached. See below in Correspondence

Correspondence In/Out

- RM response to LRC email highlighting various points received 25 March 2026 **Greg L to cover**

***Landscaping of Clubhouse surrounds**

RM was to raise with CP Constructions but from the Town meeting held 2 April 2026 it was stated that a Landscape designer would be employed but garden works would be carried out by Maintenance crew

***Drone Photos**

we were advised that the drone works under CASA approved conditions

***Duress Alarm in Indoor Pool**

will be put to Receivers but the response was that residents should consult a medical practitioner before using the pool and in need wear their own device. To be followed up further with RM

*** Visitor Access to facilities (outdoor pool, indoor pool and gym) RM stated that the current rules will stand that being visitors accompanied with a resident can use the gym and outdoor pool but NOT the Indoor pool. The Operator has the right to change the rules ONLY in consultation and agreeance of Residents committee (Fair Trading NSW). Will be followed up with RM again**

*** Pool Cleanliness/ Black Algie. Treatment has started but we were advised that the algie does not pose a health risk**

*** Green Bin Collections Points**

were discussed and they have been relocated

*** Construction Hours confirmed 7am till 6pm Monday to Friday and 8am to 5pm Saturdays**

- **Indoor Pool access a new request** **Greg L to cover**
New request was received from a resident that the rules be amended to allow for older visitors accompanied by a resident be able to use the indoor pool.
It was confirmed by all present that the current rules are to apply: no visitors allowed to access indoor pool
- **Water Bills x 3 complaints** **Greg L to cover**
3 complaints from residents have been received with one writing to RM receivers and Improv about the monitoring, recording of usage and bill issuance. A response was received from RM with the majority of the points handed over to Improv for response. Awaiting that response. But issuance remains an issue. It was confirmed that the Receivers have taken control of the receipt of funds and payment of utilities from suppliers via Improv. Payment of each residents utilities are to be made the same way as previously.

Discussion Points

- Town meeting 2 April 2026 Discussion **Greg L to cover**
Whilst the meeting had some informative points. it was discussed that the derogatory, intimidating and bullying tactics the head of CP Constructions used in his responses especially to one resident was unacceptable.
Discussions of the LRC was that, the community appreciates that the Receivers actually attend the site to give updates to Residents but a suggestion for future is that CP Constructions have questions put to them from the residents (via the LRC) and they answer in writing which is to be read out at that meeting by the Receivers/RM. Greg Lt o draft
- Outstanding Defects **Greg L to cover**
It was stressed at the Town meeting that the current builder is not responsible for any defects and any action a resident may have should be taken against the previous builder. More follow up required on this
- Open to floor
*Welcome Packs for new residents.
A couple of the members of the Social Committee want to put together a Welcome Pack from LRC/Social Club for new residents.
Great Idea: Sue Elliott is to meet with Teri Moxham to develop

General Business

- **Sewerage Pumps on some homes. The ownership and the maintenance of these pumps needs to be clarified. Greg L to follow Up with RM**
- **Boundary Fencing. When will this be completed and an adjoining house has a pool ladder over the fence allowing access. Greg L to follow up with RM**
- **When will outdoor pool blanket be fixed**

Next meeting 18 May 2026 @ 4 pm