# MINUTES of MEETING

**MINUTES of the MEETING of the OWNERS CORPORATION EXECUTIVE of STRATA PLAN 50785 held at 7:00pm on TUESDAY NOVEMBER 12 2002 in the Côte d'Azur Gymnasium.**

**PRESENT** J Faulkner, C Beebe, P Pinn
G Bursill, S Carruthers, K O'Shea, S Schembri, D Solari

**APOLOGIES** nil

**PRESENT** G Parris (C73)

The meeting was chaired by John Faulkner and officially opened at 7:10pm.

## *AGENDA*

1. The minutes of the previous meeting were **ADOPTED**.

2. The garage wall cladding issue was discussed, in reference to those units on B2 where the work was carried out without prior approval. It was **RESOLVED** that an individual letter be sent to each of the concerned owners requesting that compliance work to commence within 30 days:
   • A2 to be requested to remove his cladding.
   • A11 to be requested to have sprinkler modification.
   • A7 to be requested to provide ventilation gaps, sprinkler modification, and restoration of lighting to affected common property. [DS & SSMC]

   It was **RESOLVED** that GB and DS prepare an Architectural Code. [GB & DS]

3. The Treasurer's Report was **ACCEPTED**.

4. Correspondence
   i. Resident complaint re waste water thrown off balcony of C21. It was **RESOLVED** that a letter be prepared for presentation by CB. [SSMC]
   ii. Following a reply from CHU, there is an insurance claim procedure in place for any future main shutter door repairs. [SSMC]

5. Subcommittee reports:
   a) *Building*
      i. Replacement of PVC pipes in basement pending.
      ii. Site repairs to railings and pool railing installation by Terry Overall.
      iii. Purchase of spare transformers.
      iv. Inspection and modification of AC service hatches in upper floor tower units.
      v. Garage wall cladding on units A2, A7 & A11 reported above.
      vi. It was **RESOLVED** that three lights and several spare glasses be ordered,

sufficient to change all three light fittings on tower foyer lift wall. [GB]

vii. It was **RESOLVED** that Otis replace the scratched lift lens covers in tower lifts for $177.

Building Report was **ACCEPTED**.

b) *House* (including Caretaker's report)

i. Removal by the gardener of various plants which are damaging the brickwork was **APPROVED**. [SC]

ii. Quote to be obtained for suitable floor covering for replacement of carpet in gymnasium. [SC]

c) *Commercial*

i. Memo to restaurant proprietors dated November 1 re glass recycling was delivered.

ii. Area surrounding Lot 12 (*Sandbar*) has improved. Service has been effected of Four Notices to Comply.

iii. Proposed Special By-Law for Lot 4 (*Oceana*) air conditioning is being run past the Strata Manager.

iv. The Lot 2 (*Cafe Monz*) common property intrusion issue is at rest for present and will be monitored.

v. New commercial glass recycling arrangements all restaurants—except *Hogsbreath,* which has an individual arrangement—will be in place shortly.

Commercial Report was **ACCEPTED**.

d) *Security*

No incidents to report this month.

e) Legal

i. Australand are being chased for reimbursement of our various consultant fees.

ii. We are awaiting written confirmation from CHU that our recent $30000 Insurance excess has been removed following our recent improvement works.

Legal Report was **ACCEPTED**.

6. General Business

i. Lot 1 (*Hogsbreath*) fan noise. It was **RESOLVED** that we arrange for Obrart & Co, and Paul Cudmore arranges for Peace Engineering to now jointly inspect and test the exhaust system and report to us and Paul on this as well as to whether the noise from the exhaust is reasonable, or if not, what work they jointly agree should be carried out on the exhaust to achieve this result. [GB]

**NEXT EXECUTIVE MEETING** will be held in the Gym at 7pm on Tuesday December 10.

There being no further business the meeting closed at 9:25pm.

**DATED November 18 2002**

Carey A. Beebe

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Honorary Secretary, SP50785