MINUTES of MEETING

MINUTES of the MEETING of the OWNERS CORPORATION EXECUTIVE of STRATA PLAN 50785 held at 7:00pm on TUESDAY MAY 7 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 nil

The meeting was chaired by John Faulkner and officially opened at 7:05pm.

AGENDA

1. Remarks from the Chair.
   i. Relying on the expertise of members within the EC, the personnel and functions of the various subcommittees were **NOTED** as follows:
   Electrical, Plumbing & Mechanical : Geoff Bursill, Kevin O'Shea, Scott Bulliman
   House Caretaker/Cleaning: Sharen Carruthers & Sue Schembri
   Legals:: Denis Solari
   Computers & Security : Scott Bulliman & Carey Beebe
   Restaurants: Denis Solari & Sharen Carruthers
   ii. A vote of thanks was **MOVED** for the contribution of the three retiring EC members: Bruce Gale, Neville Bayliss & Terry McCubbin.
   iii. The report procedure was **ADOPTED** for future meetings: Seven days prior to the EC meeting, subcommittee members are to provide a report to the Secretary for distribution to all EC members with the forthcoming Agenda.

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

3. Business arising:
   i. The main roller door will reinstated Thursday, CHU recovering the repair cost from the impacting driver's insurance.
   ii. Offer to fit internal height restriction bollards. [GB]
   ii. The cost of repair to the B1 Left Shutter will also be covered by the insurance of that impacting driver.
   iii. Status of A4 window coverings to be ascertained. [SC]
   iv. Follow nil response from original consultant of garage ventilation system. [KO, SSMC]
   v. Inspection by Paul Cudmore of Hogsbreath re kitchen exhaust noise next week.
   vi. Energy Australia to be informed that we are not terminating contract. [DS]
   vii. It was **RESOLVED** that a Schedule 3 meeting be promptly organized to issue Notices to Comply to Units A1 & A2 regarding their air conditioning installations

contrary to approval. [SSMC]
viii. It was resolved that the action against Lot 6 A1 be **RESCINDED** due to promise of compliance by the owner. [SSMC]
ix. Time clock for low rise common property lights, including restaurant area fronting the Mall, to be extended to 0100. [CB]

4. The Treasurer's report was **ACCEPTED**.
i. Only three units are over 90 days in arrears.
ii. The Treasurer reported the financial data will now be provided by SSMC on a calendar month basis, rather than to date of EC meeting. The budget comparison format will also be changed to provide more useful comparison.
iii. Bill from Southern Cross for after hours repair to A12 fire service to be paid and passed to owners under the particular by-law. [SSMC]

5. Correspondence
i. It was **RESOLVED** that the Strata Manager send all correspondence to the Secretary via the Owners Corporation letter box, for distribution to relevant subcommittees. [SSMC]
ii. Request from the operators of Lot 3 *Stonefish* for approval to keep their recent sign lighting additions after suitable modifications to match the building. [SC & GB]

6. Subcommittee reports:
a) *Building*
i. Exterior spa heater replacement to be investigated and expedited. [KO & CB]
ii. Proposal to change the pool from salt to chlorine. Further expert advice required.
iii. Tower water pressure. [Building Subcommittee]
iv. Fluctuation of tower hot water temperature. [Building Subcommittee]
v. Water noise including water hammer. Further investigation. Letter to Sydney Water requesting their advice as to possible damage to our equipment with disconnection of service. [GB & CB]
vi. Fire services: Quotes received from Essential Certifiers dated April 19 (Extinguishers et al), April 24 (ventilation control faults) and May 1 (Sprinkler electric and diesel pumps) **APPROVED**. [SSMC]
Letter from Hogsbreath regarding rear Fire Door: Compliance to be requested with recently issued Notice to Comply, fire door magnetic catch notwithstanding. [DS]
vii. Car park ventilation and unauthorized garage enclosures was discussed under Business Arising.
viii.Quotation from WH Electrical for work including internal courtyard light replacements was **APPROVED** to $3500. [GB & SSMC]

b) *House* (including Caretaker's report)
i. Purchase of photocopier for our office **APPROVED**, with special thanks to resident David Gourley.
ii. Caretaker monitoring of work undertaken on site by contractors was decided to be impractical to implement at this stage. EC members to be issued keys for Office, Key safe and Exits. [WZ]
iii. Level 3 foyer upgrade with skirting board, architrave and dado rail at the agreed expense of all the owners on the floor **APPROVED**, whereupon it becomes part of common property.

c) *Commercial*

i. Restaurant kitchen fan noise survey: Follow up SSC after result of personal inspection of resident impact by Lot 1 *Hogsbreath* operator Paul Cudmore next week. [DS]

ii. Degradation of common property by Lot 12 *Sandbar*. Report was **ACCEPTED**. Letter to be sent to occupant in accordance with the report. [DS]

Quote from Rapid Plumbing **ACCEPTED** for replacement of pipes in B2 car park under floor ventilation shafts, subject to inspection and approval. [GB]

NEXT EXECUTIVE MEETING will be held in the Gym at 7:00pm on Tuesday June 4.

There being no further business the meeting closed at 9:50pm.

DATED May 8 2002

Gary A. Beebe
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Honorary Secretary, SP50785