MINUTES OF THE MEETING OF THE OWNERS CORPORATION EXECUTIVE OF STRATA PLAN 50785 HELD AT 7PM ON TUESDAY 4 JUNE 2002 IN THE COTE D'AZUR GYMNASIUM

PRESENT: J. Faulkner, S.Carruthers. P. Pinn, G. Bursill, K.O'Shea, D. Solari

APOLOGIES: C. Beebe, S. Schembri, and S.Bulliman

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

In the Secretary's absence, the Minutes were taken by Mrs S Faulkner.

MINUTES OF PREVIOUS MEETING

The minutes of the 7th May meeting were adopted with one amendment. An item under Remarks from the Chair should have read:-
Computers & Security – C. Beebe.and Dennis Solari

The Minutes of the Executive Committee Meeting held in the office of the Strata Scheme Managers on 27th May were accepted and are attached.

BUSINESS ARISING –

1. UNIT A4 window coverings. No action as the owner was away. Action SC

2. Hot Water System Rapid Plumbing to be contacted to check the problems in certain areas with regard to water hammer and surges. Action GB

3. Exhaust Fans from Restaurants. A Council Report was received by the Committee which concluded that the noise did not break Council regulations. There is still an on-going problem for affected residents. It was agreed that an Acoustic Engineer should be retained to investigate the problem and to pursue the possibility of fitting baffles. Action K.O

TREASURER’S REPORT

There are some arrears in levies and Strata Management are to follow up those units that are involved. Action SSMC.

A float of $200 for Petty Cash was approved.

Disbursement of $200 agreed in connection with expenses incurred by D. Solari mainly in dealing with Australand.

Treasurer undertook to provide the next Meeting with a Budget Comparison.

Treasurer’s Report was accepted.

CORRESPONDENCE

SSMC informed the Committee that a unit tenant had been fined by the Tribunal for continual illegal parking in Visitors Parking and ordered to pay costs of some $275.

It was recommended that correspondence from Sydney Water Board with regard to water conservation methods be incorporated in the next Newsletter.
Action CB.

SUB COMMITTEE REPORTS

It was agreed that in future significant recommendations from these Reports should be included in the Agenda by the Secretary.

a) Building Services Report Received and Accepted.

i) Exterior Spa Heater

It was agreed that work should proceed to repair the heater in the spa. AGL to be contacted by Strata Management to proceed. Action SSM.

ii) Fire pump has been checked and found. serviceable.

iii) Garage Ventilation still under review.
Action KO

b) House – Nothing to Report

c) COMMERCIAL

The Committee passed the following Resolution:-

That the Owners Strata Plan 50785 have formed the opinion that the Occupier of Lot 12, being Restaurant R2 known as ‘Sandbar’ is in breach of Special By-law No.1 (Failure to keep exclusive use area properly maintained and in a state of good and serviceable repair) and that a Notice to Comply with this by-law be issued.

d) Security Report - The meeting agreed that the supply of a spare main garage panel in the event of another accident was not to be proceeded with.

The Secretary to be asked to write to our Insurance Company to gain written approval to go ahead with any work to security doors prior to settlement of any future claim in order to avoid delays. Action CB

Some Security matters were to be held over until the next meeting and the presence of CB.

CARETAKER’S REPORT

The Report was received and accepted

ANY OTHER BUSINESS

It was noted that the Chairman would be away for the July and August meetings. It was agreed that the chair be taken by D. Solari for those meetings.

Electrical Supply

It was agreed that we call for tenders for electrical supply to the Building. Action SB

Insurance

D. Solari to liaise with Bruce Gale regarding our future

Building Insurance. Action DS

Public Liability claim by Debbie Hunt is to be heard in Court on 6 June. D. Solari to follow up
With our Insurance Company as to why we were not informed. Action DS

The pool is to be emptied in the immediate future and at that time a rail should be installed. Action GB

Meet and Greet protocol – New tenants/owners to be contacted via entry phone from front door and a suitable time for a briefing to be arranged.

Sub-Committee Procedures

D. Solari spoke to his paper on the guidelines regarding the way sub-committee should function and it was requested that all members should endeavour to work under these guidelines.

NEXT EXECUTIVE MEETING will be held in the Gym at 7pm on Tuesday 2 July 2002.

There being no further business the Meeting closed at 10pm.

Dated – 5 June 2002

For Secretary