Minutes of meeting of The Owners Corporation Executive of Strata Plan 50785 held at 7 p.m. on Tuesday July 2, 2002 in the Cote D'Azur gymnasium.

Present: D. Solari, G.Bursill, S.Carruthers, K.O'Shea, S.Schembri, and P.Pinn.

Apologies: C Beebe, J Faulkner.

Meeting was chaired by Denis Solari and opened at 7 p.m.

In the Secretary's absence, the minutes were taken by Phil Pinn.

Minutes of Previous Meeting

Minutes of the meeting held on 4 June, 2002 were adopted with the following amendments:

1. Under correspondence 1st item to include amount of fine and delete 2nd last word "some" so that it reads SSMC informed the Committee that a unit tenant had been fined $40 by the Tribunal for continual illegal parking in Visitors Parking and ordered to pay cost of $275.

2. Under heading " Sub-Committee Proceedings " add to end of sentence starting "D.Solari spoke to his paper on the guidelines" the words "which were accepted by the meeting.

Business Arising

Unit A4 window coverings. No progress as owner still away. Action SC

Unit A12 owner to be requested to re-imburse Owners Corporation for amount paid to Southern Cross. Action SSMC.

Shop 3 (Stonefish) minor breach of By-law No. 1 sufficient to require further action re painting of electrical conduit under awning.

Treasurer's Report

Treasurer's report accepted.

It was noted that there had been no moneys received to cover change of owners/tenants and the Treasurer undertook to ask SSMC to advise position. Action PP

It was noted that Shop 4 and Unit C29 were constantly in arrears and SSMC are to be requested to take action for recoveries and report on same for the next E.C.meeting. Action SSMC.

Correspondence

Unit C64 request for approval of storage shelving as demonstrated granted. Action DS.

Unit C48 request for re-imbursement of TV costs approved, as fault was in common property. Action PP.

Unit C53 request for refund of moving fees denied.

Units A1& A2 air-conditioner installations approved as sufficiently complying. Letters to be sent to owners.

Form 15 from Essential Services dated 21/6/02 received advising of fire safety compliance.

Sub-Committee Reports

Building Services

Quote from Rapid Plumbing to solve ongoing problems with restaurant waste recommended and accepted for $1,496 inclusive of GST. Action GB

Report from Rapid Plumbing re hot water surges, water pressure and water hammer received with recommendation to proceed with trial re water hammer problem on four of the 5th floor units at a cost of $176. It was noted that nothing could be done to increase water pressure nor eliminate the hot water surges but that water heating had been improved by attending to fault in heater controls. Action GB.

On the recommendation of the committee it was resolved to maintain the salt water in the pool and to avoid the costly corrosion problems encountered with the spa heater by purchasing a new plastic type heat exchange system with very long life expectations and saving in gas usage. Action: PP to arrange payment of deposit. GB to instruct WZ re installation by AGL.

Pool entry handrail investigations were inconclusive and further investigation warranted. Action GB.

In the absence of Scott Bulliman the electricity supply contract was not considered and the chairman was authorized to enter into a contract following discussions with Scott. Action DS.

Restaurant exhaust fans noise problem to be dealt with following report from consultant expected next month. Action KO.

Report from Obrart & Co. regarding car park ventilation received. Copies to be sent to owners of units A2 & A11 to arrange for cladding of their garages to comply. Report to be filed and used re future applications for cladding of garages. Action DS.

Replacement of bearings in main toilet exhaust fan on roof of tower block to be investigated and actioned if deemed necessary. Action KO.

House

Insurance
Report from Bruce Gale received and chairman asked to follow up on outstanding matters. Action DS.

Air-conditioning
Recommendation with respect to air-conditioning on levels 8,9 &10.that each owner as well as any tenant be circularised that: -

1.access must be provided on the days nominated and notified to them failing which they will be required to reimburse the OC for any additional service attendance and that they will be responsible for the cost of any repairs which could have been avoided if service was carried out on the nominated day/s but access was not made available;and

2.any service calls for repairs between nominated service days are to be arranged through the Strata Manager with our nominated service company only and that if this is disobeyed any rectification costs will be charged to the Owner.

Recommendation accepted. Action DS

Balcony Doors
Recommendation that in the next Newsletter owners and occupiers be advised that they should immediately report to the Strata Manager any problems experienced in the opening and closing of doors and windows so that early repairs can be carried out and pointing out the increased cost involved if the problem is allowed to persist and undue force needed to operate the door or window and of this is not observed the cost will be passed on to the Owner.

Recommendation accepted. Action DS

Restaurants
Having regard to the high cost of work on the restaurant doors it was recommended that a circular be sent to each restaurant operator and lot owner that problems in the smooth operation of external doors must be reported to the Strata Manager immediately failing which the extra cost of repairs caused by such failure to report will be charged to the owner’s account. Action DS

Glass recycling area.
Recommendation that a wire enclosure each end of the current area be constructed to a height of 1500mm approx and extending across the otherwise open end by about I metre each end to limit the applicable glass storage area and the better use of this area and this be taken up by the Restaurant Division at its next meeting with the Restaurant Representatives. Recommendation accepted. Action DS

Sandbar Restaurant Notice to Comply to be followed up at next E.C. meeting.

Denis Solari reported on progress with Australand work under warranties and expected to give a full and final report at the next meeting as work nearing completion.

Legal

It was reported that as a condition of their liquor licence, Northies were required to patrol the area around Cote D'Azur and resolved that details be included in the next Newsletter and that occupants be advised to refer to this if the Police have to be contacted re unruly behaviour or other problems covered by this condition.

Security

Committee's report received and noted.

Delays in the repairs to the garage door on B1 were discussed and the chairman informed the meeting that he had issued instructions to SSMC yesterday to arrange for immediate repair with the insurance details to be sorted out between the respective insurance companies involved.

Newsletter

It was suggested that some residents might like to join together for outings with other residents and it was resolved to seek the views of residents through the next newsletter published.

Next Meeting

The next Executive Committee meeting to be held in the gymnasium at 7 p.m. on Tuesday August 6, 2002.

Closure

There being no further business the meeting was declared closed at 10 p.m.

Chairperson