Minutes of meeting of The Owners Corporation Executive of Strata Plan 50785 held at 7.05 p.m. on Tuesday August 6, 2002 in the Cote D'Azur gymnasium.

Present: D. Solari, K.O'Shea, S.Schembri, and P.Pinn,G Bursill per proxy in favour of D Solari.

In Attendance: Mr. Ron & Mrs. Jenny White

Apologies: C Beebe, J Faulkner. G.Bursill, S.Carruthers

Meeting was chaired by Denis Solari and opened at 7.05 p.m.

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

Minutes of Previous Meeting

Minutes of the meeting held on 2nd July, 2002 were adopted.

Business Arising

Unit A4 window coverings. Matter deferred awaiting report from SC

Unit A12 owner re-imbursement of Owners Corporation for amount paid to Southern Cross cancelled on the inspection and report of Geoff Bursill. Action PP to ensure payment made.

Shop 4 and Unit C29. SSMC advise that action taken for recoveries

Acoustic report expected for next meeting. Action KO

Unit 64C correspondence re shelving noted.

A1 & A2 air conditioners approved and notices to comply withdrawn.

Electricity Supply Contract renewed for one year with Energy Australia

Air-Conditioning Levels 8,9 & 10- Circular distributed to owners advising of need to co-operate with quarterly maintenance or expect costs to be born by them.

Restaurant Doors- Circular provided to each restaurant occupier and owner re future repairs and user's responsibility re attention to use of doors.
Glass Recycling Area It was noted that work had commenced and would be completed shortly.

Treasurer's Report

Treasurer's report accepted. PP advised that there may be an outstanding amount owing to Energy Australia that had not been taken up and paid

approximating $3,000 for which he was seeking further information from SSMC and that Tyco had just invoiced for fire monitoring covering the last 21 months nearly $4,000 which was unlikely to be provided for in the budget as it appears to be a new service which must be contracted.

It was noted $800 had now been charged to owners covering changes of owners and tenants after system installed to cover same.

Correspondence

Letter from AGL confirming Hot Water Maintenance contract for the ensuing year renewed providing 24 hour emergency service 365 days a year

Letters from Enertec re repairs to toilet exhaust system in C75 reviewed and on recommendation of KO fan to be rewound rather than new unit purchased. Recommendation approved. Action KO

Unit C40 request to install screen doors approved at own cost and provided the colour coating is Stromboli green consistent with the overall building colour scheme and not Tropical Zone by Dulux.

Form 15A from Essential Certifiers received advising of fire safety compliance for the ensuing year.

Door on Unit 7A to be replaced, as it is warping.

Request for installation of a retractable awning on C72, consistent with the existing colour schemes approved.

Letter from C42 advising that rust spots had not been removed from their balcony. Resolved that this be attended to with other recent similar problems that had been reported. Owner to be so notified. Action DS

Request from C10 to re-imburse insurance excess of $500 incurred as a result of building sewer problem. Resolved to pay same and investigate if any insurance cover from our insurers. Action DS & SSMC.

Sub-Committee Reports

Building Services

Noted that Rapid Plumbing had completed water hammer work and results are yet to be checked. Action GB

The new plastic type heat exchange system with very long life expectations and saving in gas usage.is to be installed on August 9th.. GB to instruct WZ re installation by AGL.Work scheduled for August 9th. Action WZ
Pool entry handrail investigations completed and decision made to use deck mount grab rail HD standard and HD flanged

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

After reviewing correspondence on garage walls cladding it was resolved that this be left until the next EC meeting to see what, if any, further correspondence is received.

Consideration is to be given re A7 to be dealt with on the same basis and a letter to be sent to the owner on the same terms as A2 & A11 if applicable.

Main toilet exhaust fan on roof of tower block to have motor rewired rather than replacement. Action KO.

Upon recommendation from DS it was resolved that Keith Tillett be requested to purchase Model HD Deck Mount Grab Rail(Single) at a cost of about $310.00 plus GST and arrange for the installation of same at a price agreed to by Geoff Bursill on his return from holidays.

House

Insurance

It was noted that $30,000 excess had been applied to the new Public Liability policy but that we had yet to receive final advice of the premium payable. DS still corresponding re past claims paid out by insurers.

Resolved on the recommendation of DS that the quote of Advanced Concepts of 28th November, 2001 for non slip tile treatment be accepted and this treatment be carried out over all relevant areas before the insurance company inspection.

After the long delays experienced in repairing BI internal garage door it was resolved on the recommendation of DS that:
Where the Owners Corporation is covered by any insurance policy, all matters in relation thereto must be referred to our then Strata Manager to be dealt with thereafter by the Insurer.

After considering the problems encountered with a prior public liability claim it was resolved on the recommendation of DS to engage a surveyor to place identification marks at various positions sufficient for us to easily identify our boundaries in any future claims and for purposes of applying the non-slip treatment by Advanced Concepts.

Warranty Claims

DS also seeking further warranty claim recoveries data from SSMC which could result in a further amount being recovered from Australand.

Sandbar Restaurant

Sandbar Restaurant Notice to Comply to be followed up at next E.C. meeting as the lessee not the owner had not received the original notice .

Next Meeting

The next Executive Committee meeting to be held in the gymnasium at 7 p.m. on Tuesday September 3, 2002.

Closure

There being no further business the meeting was declared closed at 8.35 p.m.

Chairperson