MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE OWNERS-STRATA SCHEME 50785 HELD AT 1 McDONALD STREET CRONULLA AT 7.00 P.M. ON MONDAY 12 th MAY,2003.

Present: Mrs.S.Carruthers,Mrs.S.Schembri & Messrs G.Bursill,D.Solari & P.Pinn.

Chairperson: Mr.G.Bursill.

Apologies: Messrs. C.Beebe & P.Mahony.

MINUTES

RESOLVED the Minutes of the 11th February,2003 and Schedule 3 Meeting of 7th May,2003 be **received.**

RESOLVED the following **corrections** be made to the Minutes of 11th February,2003:-
(a)Item 6-Correspondence-3rd item on page 2-C29 should read "C1(Lot 29)" and at end delete"as drafted"and insert "with details of replacement plants and prior damage from removed plants";
(b)Item 8-Security Report:-Delete what now appears and substitute the following:-

1.a)Memo to be sent to Shops 3 & 4 to desist from using fire extinguisher to keep the door into B2 propped open;
b)Hog's Breath to be approached re rear door to B2 being left open;
c)Memo to be sent to shops 1 & 2 re fire door to B2 kept propped open with cardboard scraps & ramp & area behind Shop 2 filthy due to smoking etc.;
2. CB authorised to use local repairer for future video recorder repairs;
3. Caretaker to check building left secure after a contractor completes work;
4. Noted that we hold certain spares re intercom for part replacements;
5. Request for specified budget allocation not agreed to as funds never denied;
6.Agreed no smoking & no glass signs to be replaced on pool fence,as before;
7.Thanks to former resident,Scott Bulliman,for prior security assistance.

(c)Item 11-General Business-Delete what now appears and substitute the following:-

(a) Report as to further reference in Council Meeting to pedestrian bridge over Gerrale St. and contact by DS with Councillor Spencer on this was noted;
(b) Resolved DS write to Council re provision of garbage bins on sections of footpaths of Gerrale St.,Kingsway & Elouera Rd as well as regular cleaning of Peryman Place and tile replacements necessary there;
(c) SSMC to hire hall,eg Elouera Surf Clubhouse,for AGM for April 3 or 10;
(d) SSMC to supply Treasurer with all management information & details of outstanding levies even if prohibited by provisions,if any,of Privacy Act.

RESOLVED the Minutes of 11th February,2003 as corrected and the Minutes of 7th May,2003 be **adopted**.

TREASURER'S REPORT

RESOLVED the Treasurer's written Report be received.

RESOLVED SSMC be instructed that no amounts of less than $1,000.00 should be debited to the Sinking Fund.

[Action DS]

CORRESPONDENCE

RESOLVED as to written communications received & as listed on the Agenda:-
a)Unit A8 re corrosion from open rear door R1-reply to be forwarded to advise position would be monitored but doubtful as to cause being as alleged; **[Action DS]**
b)A10 re restaurants to pay license fee to cover future tile replacement-reply to be sent to suggest if he wishes to pursue this matter he place it on Agenda of next AGM as Committee not prepared to action this; **[Action DS]**
c)Barclay's quote re digital TV antenna-no action required at this stage;
d)EnergyAustralia re increase in Renewable Energy Certificate charges-referred for discussion with Building Division Report as to renewal of electricity supply contract;
e)Chemical Water Treatment Services renewal offer for monthly servicing-action of G.Bursill to arrange renewal confirmed;
f)Unit 7C thanks for prompt action to clean hall carpets in tower-noted & appreciated;
g)Essential Certifiers quote of 09/04/03 for various works-referred for discussion with Building Division Report item on this;
h)Unit 62C re cold water bursts when showering-G.Bursill confirmed he phoned residents to explain problems as referred to in Building Division Reports;
j)Letter from Telstra re Business Service changes-no action to be taken;
k)Sutherland Council as to request for garbage bins in Gerrale St.,Kingsway & Elouera Rd not required at this stage due to its cleaning procedures-noted.As to reference to state of tiles and cleanliness in Perryman Place being referred to Plaza Manager,follow up letter to be sent to Plaza Manger for a reply and also as to state of gardens; **[Action DS]**
l)Unit C5 re garden damage & rubbish-reply to be sent toadvise not plumber's now removed rubbish and garden to be attended to.Arising out of this,gardener to be requested to advise EC of program as to removal of all strelizia;and **[Action DS & SS]**
m)E-mail(not on Agenda)Unit 59C of 09/05/03 as to shower problems as in h) above-reply to be sent advising of current action re this; **[Action DS]**

BUILDING SERVICES DIVISION REPORTS(2) SUMMARY

1.AM radio reception:Following 14 day final notice to Otis to rectify this,promise today made for one of their senior technicians to attend this week to meet with G.Bursill;
2.New tower hot water system working.However prior problems with fluctuating temperatures in showers now accentuated as per many resident complaints.Rapid Plumbing have been here daily for 2 weeks to adjust cold water pressure and change certain parts in cold water pressure system.Hopefully problem will be solved this week;
3.Pool heating & gas hot water cost-A written analysis of gas charges in the new hot water system fitted to the external spa which revealed an increase and not the promised reduction was presented to AGL representative who is to meet GB and DS on site to explain.Also as new tower similar system installation was on basis of written advice of at least 30% reduction hot water cost,this also to be taken up at that time.Pending this no action is to be taken as to installation of pool heating.Voting result in Manager's note to item 11 of AGM minutes(18-14 in favour) was an early count and final voting,as stated in the Agenda for this meeting(21-15in favour),was correct; **[Action GB]**
4.Hog's Breath kitchen exhaust-Still no noise problem and therefore resolved;

5.Electricity Supply Contract.Quotes received by GB as late as today from EnergyAustralia & AGL(update of prior quote)on a one year and three year basis.GB advised of analysis of cost and based on his figures and recommendation-
RESOLVED GB to sign three year contract with EnergyAustralia commencing 27/07/03 as per quote obtained by him. **[Action GB]**

SECURITY REPORT

A long discussion took place as to the April Report of C.Beebe,the Response of D.Solari and the Reply of C.Beebe and the recommendations in those documents as a result of which the following **RESOLUTIONS** were carried:-

1.We proceed and issue appropriate sets of keys limited to the 8 Contractors on the list attached to the Response of DS subject to the written acknowledgment of the Contractor of the terms and conditions as per the draft of the letter as attached to that Response and approved of by this Meeting; **[Action DS & WZ]**

2.The existing Contractor Key Issue Record forms detailing those keys already held off site be completed by the Caretaker with the assistance of the Security Division; **[Action CB & WZ]**

3.The locks to the doors leading from the ground floor and giving access to levels B1 and B2 be changed,keyed alike to the fire stairs locks,and ground floor residents notified of this so that future access to the garages is only per the lifts; **[Action DS & WZ]**

4.In the current updating and consolidation of our By-laws at present being done,By-law 20 be amended by adding to the end the words'unless any door from level B2 into the restaurant areas is fitted with a proper device causing the doors to close automatically when any nearby fire alarm is activated'. **[Action DS]**

5.The part of the magnetic release removed from the door to B2 from the passageway between shops 2 & 3(Bella Costa & Oceanna) be restored. **[Action WZ]**

6.The Restaurant Division Chairperson to write to the operator of Café Mons(Shop 3) requiring that,to avoid persons being in a secured area without supervision,only staff & patrons be allowed by it to use the common property toilets on B2 &,if a patron,only if accompanied by a staff member both to and back from the toilets. **[Action DS]**

RESTAURANT DIVISION REPORT

RESOLVED that a reply be forwarded to Sutherland Council,as to its complaint as to the non-availability of restaurant designated car spaces for employees and customers, advising the number of employees exceeds the number of spaces and therefore none available for customers,shops 1,2,3 &4 were not designed for restaurants but later approved as such by Council which then exacerbated the problem by approving outdoor eating areas for each and as a result no adequate,if any,storage area exists,requesting some consideration for a reduction of one space for Stonefish and pointing out inconsistency between the Council signing the Strata Plan for 3 spaces for Lot 21(Flair)and a Development Consent a few weeks later requiring Lot 21 to provide 4,the fourth being common property over which Council has no power so to do and to otherwise answer matters raised by Council. **[Action DS]**

LEGAL DIVISION REPORT

RESOLVED that the actions of DS & GB at the Consumer Traders etc Tribunal Mediation Conference on 14/02/03 in accepting $8,000.00 to settle the claim against Australand in respect of the Building Consultant's fees previously paid by us be confirmed.It was noted the cheque was received on 26/02/03 & then sent on to SSMC.

GENERAL BUSINESS(of which notice given)

1.Moving in and out fees.
DS reported on problems in the collection of these fees which could amount to in excess of $3,000.00 per year and that he had today written to SSMC to suggest a procedure for us and them to adopt.On receipt of a reply,he recommended a discussion between the Treasurer,Caretaker & him to finalise this procedure.
RESOLVED the Secretary and Treasurer in conjunction with Walter Zenari are authorised to set up and implement a procedure to ensure that,as far as possible,we collect all the appropriate moving in and out fees as prescribed by Special By-law 24.
[Action DS,PP & WZ]

2.SSMC April photocopy charges.
It was reported that,in view of lack of attention to our matters,SSMC had agreed to bear all its costs and disbursements associated with the 2003 AGM.Obviously this would not relate to the AGM having to be adjourned due to the lack of a quorum.Also some 5 pages of photocopying related to the By-law passed 4 years ago but having to be again passed due to it not having been registered on the common property title deed within 2 years of it being so passed and as a result this copying cost was to be borne by SSMC.The charge of $1,536.50 was therefore regarded as excessive.
RESOLVED a letter be sent to SSMC to remind it of the above and requesting details and an explanation of the April photocopy charges of $1536.50. **[Action DS]**

OTHER GENERAL BUSINESS.

Strata Titles Act information.
DS advised of having ordered 20 copies of the new edition of Dept. of Fair Trading free publication'Strata Living'at present being printed so that each EC member could have a copy and also available to owners on request.He then advised CCH have a loose leaf publication on Strata Titles costing approx $180.00 and thereafter an annual updating fee of about $200.00.The booklet DS has contains minimal information and was published in 1997 and is rather out of date.He indicated the updating each year was not really necessary but the actual loose leaf book would be very useful.
RESOLVED the Secretary be authorised to expend $180.00 approx. in obtaining the CCH loose leaf publication on Strata Titles. **[Action DS]**

Next Meeting:Monday,14th July,2003.
Meeting Closed 10pm.

Chairperson

14/05/03