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 14th July,2003.

Present: Mrs.S.Carruthers,Mrs.S.Schembri & MessrsG.Bursill,D.Solari,P.Mahony & P.Pinn.

Chairperson: Mr.G.Bursill.

Apologies: Mr. C.Beebe

In attendance Mr.W.Zenari.

MINUTES

RESOLVED the Minutes of the 12th May,2003 be **received.**

RESOLVED the Minutes of the 12th May,2003 be **adopted**.

TREASURER'S REPORT

RESOLVED the Treasurer's written Report be received.

RESOLVED Letter to be sent toSSMC insisting that no amounts of less than $1,000.00 should be debited to the Sinking Fund and requesting the authority relied on by SSMC for various statements made in its letter if 11th July,2003 & a reason for not complying with Sec. 75(2) of the Act when presenting the Sinking Fund budget at each AGM. **[Action DS]**

CORRESPONDENCE

As listed on the Agenda:-
(a)Unit A5-GB reported a change in the proposed location of the air conditioning unit as agreed to and work to be shortly completed & inspected by him; **[Action GB]**

(b)Zenari's Mtce Service P/L request for 8% increase in fee as from 1st July and annual 2.5% increase thereafter-Mr. Zenari was requested to leave the meeting during a discussion on this.As this was the first increase in 5 years it was
RESOLVED that the requests be granted. **[Action PP]**

c)Unit A9 re dangerous condition of steps of entrance to A3,A4,A9 & A10 it was
RESOLVED(i) Tiles on entrance steps & also on steps leading to lower courtyard from pool be regrouted and painted with "Shower Stop"; **[Action WZ]**

(ii)That as the strelitzias in the large garden area on the north side of the pool are to be removed on 17th July by Ian Brindley,he to remove all other plants from this garden & store them.WZ then to arrange for the removal of all soil from this garden to expose any membrane which it is felt has failed and caused the problem reported by A9 as well as seepage into the garage area beneath.New membrane then to be fitted,lighting & irrigation then made good & soil replaced as well as plants and replacements for the strelitzias planted**.**and**[Action WZ,GB & SC]**

(iii)That A9 be so notified & a notice to advise residents of the garden action be placed on the main & secondary Notice Boards. **[Action DS]**

(d)Unit A9 re use of 1st Floor lobby window to access A3,A4,A9 & A10 & it was
RESOLVED (i) to fit a security screen and mesh to this window & similar window re A1,A2,A7 & A8 & replace window screen in amenities block men's toilet; **[Action WZ]**
(ii)to send letter to Occupier A3 re children having used window to gain entry & being unsupervised on common property;and **[Action DS]**
(iii)Letter to A9 to advise of above. **[Action DS]**

(e)SSMC letter(undated)advising of future reports to EC,Works Order forms &further moving amounts charged moving in May & July & it was
RESOLVED DS liaise with WZ to check re further amounts to be charged since before & after 15th May & DS then to write to SSMC accordingly & also request urgent reply to letter of 12th May re other outstanding amounts. **[Action WZ & DS]**

As received since Agenda prepared:-
(f)Letter of complaint re noise from occupier of C47 in early morning hours & police being called on 2 occasions & it was
RESOLVED letter be sent to occupier C47 warning future similar conduct will result in issuing of a Notice to Comply & penalty for subsequent similar conduct & this letter be delivered by SC for her to speak to occupier accordingly. **[Action DS & SC]**

(g)Unit C9 re parking in wash bay preventing its use to wash cars.After a lengthy discussion on this & prior unsuccessful attempts to police parking limitation,it was
RESOLVED to paint the 2 walls of the was bay area yellow with signage painted in red prohibiting parking 7 days per week between 9am & 5pm & letter to be sent C9 to advise & also to assist EC in policing illegal parking. **[Action WZ & DS]**

BUILDING SERVICES DIVISION REPORTS

(a)Written circularised report:

1.EnergyAustralia:3 year contract confirmed by GB as having been signed;
2.AM radio reception:Confirmed no further problems;
3.New tower hot water system:Complaints still being received re continuation of prior problems of cold water bursts in showers.GB advised he to discuss with Contractor this week; **[Action GB]**
4.Spa gas hot water cost:GB advised of discussions he & DS had with Pat of installing contractors & explained problem of water level in pool being above that in spa causing excessive gas use & hopefully next account should show cost reduction;
5.Water Treatment & Enertec:Maintenance contracts confirmed by GB with SSMC as having been signed;
6.Pool heating: As EC still not satisfied new Tower hot water system will reduce costs to occupants by at least 30%,ot was
RESOLVED to postpone proceeding until next EC meeting as by then next issue of gas hot water accounts to occupiers should be in hand.

(b)Late matter

Gas hot water maintenance contract:GB advised of cancellation of AGL contract and negotiations for fresh contact with contractor who installed new spa & tower systems:
RESOLVED GB be authorised to finalise a contract on best terms. **[Action GB]**

(c)Water damage Units A10,A12,C53,C69,C70 7 C71-May,2003.

RESOLVED (i) report of DS be received as to progress of rectification work date;and

(ii) Ian Brindley be requested to provide details of plants he considers suitable for balcony planter boxes & owners of units with planter boxes be circularised to ensure their plants are of that type or a type that will not cause damage to walls failing which they will be responsible for cost of resultant repairs, **[Action SC & DS]**

RESTAURANT DIVISION REPORT

RESOLVED;(i) Report of DS be received & on his recommendations;

(ii) If any urgent action on Council's reply to our letter of 21st May is required,it be left to the decision of the Restaurant Division & the Chairperson to act even if it involves withdrawing from representing from representing the Restaurateurs or any of them;and

(iii) When the new owners/operators of Flair take over,GB,DS & SC meet with them to discuss the balcony"shed" & any continuing garage problem & the issuing of Notices to Comply if these discussions are unsatisfactory. **[Action GB,DS & SC]**

GENERAL BUSINESS(of which notice given)

(a)Essential Certifiers Account for work on 31/12/02.

DS referred EC members to the difficulties in obtaining the copy letter of SSMC to Essential Certifiers attached to the Agenda & the background & it was

RESOLVED to leave this & further action to resolve the disputed account to GB,PP & DS **[Action GB,PP & DS]**

(b)Poolwater Technologies Charges.

DS advised he had been concerned at the charges of this firm arising from the number of visits here & the charges for each visit & as a result referred this to WZ.WZ confirmed he had discussed this with the proprietor,Keith Tillett,who had agreed to a 4 weekly fee of $720.00 for internal spa & pool & external spa maintenance & treatment plus an amount less than $60.00 WZ to settle with him the one fountain treatment & advise PP. **[Action WZ & PP]**

OTHER GENERAL BUSINESS

Strata Titles information:DS advised he has made other arrangements to obtain updated information & purchase of CCH book for $186.00 not now necessary.

Supplementary Notice Boards:DS advised 2 A4 size notice boards with perspex covers had been purchased & now fitted in B1 & B2 near lift call buttons as well as aluminium sign above A & B block mail boxes with sign for those residents to refer to main Notice Board & all these for urgent information for residents as previously authorised.

Unit C20 complaints:Various complaints have been received re conduct of occupiers of this Unit & their visitors as a result of which it was

RESOLVED A letter be sent to the Managing Agent detailing complaints & for action to be taken.by Managing Agent to advise owner of complaints. **[Action DS]**

Next Meeting:Monday,22nd September,2003.

Meeting closed 10.12 pm.

Chairperson.

16/07/03.