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 22nd September,2003.

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

Chairperson: Mr.G.Bursill.

Apologies: Nil.

In attendance Mr.W.Zenari,Mr.P.Perri & for the first 30 minutes Mr.Tony Foreshew of SSMC.

MINUTES

RESOLVED the Minutes of the 14th July,2003 be **received.**

RESOLVED the Minutes of the 14th July,2003 be **adopted**.

BUSINESS ARISING

RESOLVED that,to ensure compliance with parking restrictions in the car wash bays & elsewhere,each EC Member have a supply of the pink printed"WARNING"notices for placement on the driver's door window of any vehicle parking in any prohibited area.

RESOLVED a Newsletter be prepared for distribution through on-site letter boxes to all residents & sent out by the Strata Manager with the next Levy Notices to all owners to include details of plants to be used in balcony planter boxes to avoid structural damage to walls etc. and other matters of general interest to residents & non-resident owners. [**Action DS & CB]**

TREASURER'S REPORT

a)RESOLVED the Treasurer's written Report be received.

b)RESOLVED that,as to gas cost comparisons for the external spa and the accounts for hot water currently being issued,GB.DS,PP & CB examine these for GB & DS to take up with AGL the costs where there has been no reduction in costs,as promised by AGL when arrangements were made for the new heat exchange systems to be installed **[Action GB,DS,PP& CB]**

CORRESPONDENCE

As listed on the Agenda:-

(a)Unit A8-letter re graffiti on wall of stairs from McDonald St to Perryman Place & verbal report of conduit for light being pulled from wall & light not working in that area-
RESOLVED WZ arrange removal of graffiti & letter to go to A8 to advise of this and letter to go to Council to fix light **[Action WZ & DS]**

(b)Re letter of complaint re fireworks from **A3** being thrown over Balcony onto patrons in Hog's Breath & verbal complaints by EC members as to other misconduct of the residents there,
RESOLVED letter be sent to Managing Agent & owner to complain about conduct **[Action DS]**

c)E-mail CB re regulating Agent's signs & attached proposed Caretaker's duties
RESOLVED(i)Agents's signs will be covered in Consolidated by-laws DS preparing
(ii)Caretaker's duties referred to House Division & WZ **[Action SC,WZ &CB]**

d)E-mails of CB re smoking behind restaurants & smoke from restaurant exhaust systems
RESOLVED (i)Smoking behind restaurants is subject of a Memo delivered today by DS to all Restaurants
(ii)Memo to be sent to all restaurants requesting each to advise of filter etc cleaning arrangements as required by by-laws & licence agreements as well as environmental laws & to furnish confirmation of last maintenance & a request made for unpainted exhaust of to be painted **[Action DS]**

f)Late matter-Letter 18/09/03 Owner Unit C15 referring to smoke from restaurant exhausts, black substance on roof under one exhaust & one unpainted exhaust
RESOLVED reply be sent to advise of action referred to in d)(ii)above re exhaust smoke,their confusion re painting & the reason for the black substance **[Action DS]**

BUILDING DIVISION REPORTS

1.Report of GB.

a)Pool Heating arrangements were again deferred.Several EC members had just today received gas accounts indicative of no reduction in hot water charges as promised with the installation of the new heat exchanges even accepting an increase applicable from 01/07/03
RESOLVED it be further deferred pending GB,DS & PP examining these as referred to in item b) under"TREASURER"S REPORT" above **[Action GB,DS & PP]**

b)Hot/Cold water bursts-Whilst there were still one or two isolated complaints of this,this has been accepted by the complainants & no further action,if it could be taken,is required.

c)Gas maintenance contract-Warranties cover us at present.GB has requested details of a service plan proposal to be entered into upon the expiration of the warranty period **[Action GB]**

d)Courtyard gardens waterproofing-Bill Sanders Waterproofing,as promised,started work today.DS had already,on Saturday last,placed notices on the Notice Boards to advise residents of progress & reasons for the delay.DS referred to a letter he sent on 15/09/03 to Sutherland Council for a copy of landscaping plans & having mentioned this to CB who handed over to DS plans etc CB located in office.These are to be studied by DS to determine if there is any recourse to recover costs we are incurring from either Australand or Council. **[Action DS]**

2.Report of DS.

a)Pool tile leeching-Subsequent to the report attached to the Agenda,GB & DS,last Friday, discussed the problem on site with Bill Sanders Waterproofing who advised there were obvious grouting & membrane problems & made some suggestions re these
RESOLVED arrangements be made for resealing of tiles on pool surrounds where necessary to be carried out to see if this has the desired result **[Action GB & WZ**]

(b)Water damage Units A10,A12,C53,C69,C70 7 C71-Only work to be done is investigation this Wednesday of continuation of water entry into 3rd bedroom of C69 & for this to be rectified & repainting then in that unit & C71.Small area of carpet in C53 still to be replaced**[Action DS]**

SECURITY DIVISION REPORT

GB,DS & SC referred to discussions each had with CB over the content of the Report and the written comments of DS & WZ on it.A number of items referred to had already been rectified **RESOLVED** matters in the Report re areas other than Security be dealt with by the CPs of those Divisions & Divisions Guidelines must in future be observed **[Action GB,DS,SC & CB]**

RESTAURANT DIVISION REPORT

a)Letter to Council of 21/05/03-Reply still awaited & obviously will not be chased up.

b)Bottle & cardboard recycling-DS report as to further problems over & above those referred to in his Report as a result of inspections last Friday & Sunday.Further strong memos had been delivered early this morning to all restaurants on the recycling area & items left out at night that could be used by hoodlums to cause damage to the building.The"disabled"car space on B2 is now to be used for cardboard recycling & Stonefish are ensuring improved bottle recycling.

c)"Shed"outside R3-DS advised of discussion today with R3 and shed removal is in hand.

GENERAL BUSINESS(of which notice given)

(a)Strata Manager-Tony Foreshew,Office Managerof SSMC,attended this meeting at its commencement in view of the many complaints of the lack of service & mistakes by SSMC.He is to take up with SSMC management another person to deal with us in view of the current person not being acceptable.He himself may take over our affairs.It was made clear to him that between now & the AGM we will be investigating engaging another Strata Manager & this would occur if SSMC did not vastly improve before then.PP handed him a list of financial matters that need addressing.
RESOLVED to leave the review of future conduct of SSMC to GB,PP & DS & also for them to investigate the engagement of another Strata Manager **[Action GB,PP & DS]**

(b).Water Restriction arrangements-CB produced an extract of what appears on the Water Board web site on this.The hose in the car wash bay can only be used to clean rubbish bins.Our irrigation system is not the exempt type but CB states its use can be restricted as to duration & commencement time.Also a large part of the garden is at present under repair To cover this
RESOLVED(i)A notice be placed near the hose in the wash bay forbidding its use other than fcr cleaning commercial rubbish bins & NOT for car washing**[Action DS& CB]**
(ii)A letter be sent to the Water Board seeking exemption for our irrigation system due to our computer control of it,the current reduction of the area to be watered & the damage to plants we would suffer **[Action DS]**
(iii)The garden area under repair be fitted with the exempt type drip irrigation system when restoration is carried out **[Action GB]**
(iv)If the Water Board reject our exemption request,a roster be set up for residents to water the gardens with hand held hoses **[Action SC]**

c)Resident's contact details-The report of DS & the proposed form he prepared were discussed **RESOLVED** the form be approved and be distributed to each letter box for completion & return by residents to DS for placement in a confidential binder for emergency use only.

Updating on a change in occupancy will take place by the new occupant being required to complete up the form at the time the gym use form is completed. **[Action DS & CB]**

d)Fire Brigade call-outs- In view of the increase in these & the resultant cost to us
RESOLVED that this & cost of resultant attendances by Essential Certifiers be investigated &, if existing equipment needs updating to avoid this,it be reported back to the EC with appropriate quotes to determine action to be taken **[Action GB & PM]**

e)Maintenance of gymnasium equipment-As it appears some of this equipment does need regular maintenance & to cover the possibility of a claim if someone is injured in its use due to poor or lack of maintenance
RESOLVED that a maintenance agreement for this equipment to be maintained,at intervals suggested by the firm engaged for this purpose,be entered into **[Action WZ]**

OTHER GENERAL BUSINESS

Use of toilets in amenities area-DS referred to the need to have a gym access key available for people using the pool & particularly the bar-b-q area,when a number of people are in that area.CB advised of arrangements that could be made in the computer access system for non-key access to all but the gym itself once the first person each day uses key access & for it to cease at 11pm that night,being the closing time of the whole amenities area.
RESOLVED this action be taken for a trial period,only to be terminated by a resolution of the EC,and it be mentioned in the forthcoming Newsletter **[Action CB & DS]**

Next Meeting:Monday,10th November,2003.

Meeting closed 10.45 pm.

Chairperson.

Prepared:24/09/03.