MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE OWNERS-STRATA SCHEME 50785 HELD AT 1 McDONALD STREET CRONULLA AT 7.00 P.M. MONDAY 15th March,2004.

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

Chairperson: Mr.G.Bursill.

In attendance Mr.P.Perri.

MINUTES

RESOLVED the Minutes of the 27th January,2004 meeting be **received.**

RESOLVED the Minutes of the 27th January,2004 meeting be **adopted**.

BUSINESS ARISING

RESOLVED that the written report of the Secretary be received.

Fire Brigade call-outs.
PM presented a 2 page report.There seemed to be some confusion as to the reason for the problem of determining the origin of the callouts in the Restaurant & Lowrise areas.The matter was therefore left for further discussion when this was clarified **[Action GB & PM]**

RESOLVED to rescind the resolution for the installation of an additional toilet in the amenities area passed last meeting and a decision on this be referred to the AGM on 03/04/04 …… **[Action DS]**

Central light in foyer-Written report of SS received but no further action required in view of replacement of glass cover attended to by GB as per Building Division Report to this meeting.

TREASURER'S REPORT

RESOLVED written Report for month ending 29/02/04 be received.

RESOLVED,upon an examination of & discussion on the Accounts & Financial Statements as prepared by SSMC for the year ending 29/02/04 & the budget analysis by the Treasurer**,**the EC will be recommending to the AGM that there be no increase in levies for next financial year.

CORRESPONDENCE

As listed on the Agenda as follows:-
Item a) Unit 64C e-mail-Action noted as to issue of circular to residents about drying towels & clothing on balconies as well as warning letter to C19 for a breach thereafter.

Item b) Letter to Cronulla Police complaining of the firework explosions & more Police presence required replied to by Miranda Local Area Command Unit advising it has been referred to the Crime Coordinator for patrols to combat anti social behaviour.

Item c)-Unit 4C letter of 18/02/04-for approval to line courtyard external fencing with perspex
RESOLVED approval be granted,but at the verbal request of SS at the meeting.with lexan instead of perspex. **[Action DS]**

Item d) Shop 2 Oceanna Restaurant letter reporting existing crack in balcony of unit above before sign is attached to underside of balcony noted.

Item e).Lot 89(Unit 61)Complaints.
i)RESOLVED authority be given to SSMC take appropriate Tribunal proceedings against the occupier,Nathan Maguire,for a breach of Notice to Comply dated 26/11/03 based on the circumstances set forth in the report dated 06/03/04 attached to the Agenda. **[Action DS & then SSMC]**

ii)RESOLVED that as this Executive on behalf of the Owners-Strata Scheme 50785 have formed the opinion that the owners of Lot 89(Unit 61C)have not ensured that all floor space within that lot is covered or otherwise treated to an extent sufficient to prevent the transmission of noise likely to disturb the peaceful enjoyment of the owner or occupier of another lot,SSMC issue a Notice to Comply with the By-law to the owners of Lot 89(Unit 61C) **[Action DS & then SSMC]**

f)Late matter-Letter from Lot 96(Unit 68) as to bathroom renovations.
RESOLVED that as the material provided did not indicate any work affecting common property,no approval was necessary subject to the owners accepting responsibility for any leaks into common property or another lot from the bathrooms in question. **[Action DS]**

BUILDING DIVISION REPORTS

a)Building Services Division Report.

RESOLVED the written report of GB,the Chairpereson.be received.

i)McDonald St garbage area gate.
GB & CB decided gates were not really needed and removed them.Some minor repairs to the to pavers supporting the double gates leading off the entrance bay as caused by our former gardener,Ian Brindley,& his contractors are necessary.As these are only minor
RESOLVED that Yellambie Landscapes be requested to fix the pavers and Add-Style Painting paint up the areas needing painting following the removal of the garbage area gates. **[Action SC]**

ii)Entry light in foyer.
GB confirmed he had been reimbursed $115.00 he had expended for the new glass for this light.

iii)Fire Services Annual Contract.
On considering the report of GB & the 3 quotes obtained
RESOLVED to accept the quote of Aquafire Protection of $7,960.00 + GST to commence on 01/04/04. **[Action GB]**

iv)Late matter-State of Fibre Glass in pool and/or spa & bearings in pool cleaner.
GB advised information was passed to him of a comment from Poolwater Technology as to the apparent failure of the fibre glass surface in the pool.He found it difficult to confirm this but the spa surface seems to be failing.It was agreed this work would still be under warranty.Also there had been a report as to the bearings in the pool cleaner failing.
RESOLVED these matters be further investigated & reported on to the next meeting **[Action GB]**

b)Secretary's Report

i)Re 12/05/03 storms water entry-Further work completed in Unit C53 & continuing in Units C69 & C71 but should be finished in next 1 or 2 days.Painting to be done when render cures.

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ii)Tower hot water costs.

Appears thermostat change is reducing consumption factor and therefore residents' charges should reduce in the future.AGL agree compensation to be looked at when clear as to cause of increase in charges.Question arises as to the current temperature setting of 62 degrees being increased by an amount as determined by the EC which will obviously increase charges.

RESOLVED that this be a matter placed on the AGM Agenda for decision. **[Action DS]**

RESOLVED the written report of the Secretary be received.

HOUSE

a)Gym equipment maintenance agreement.

The written Service Report and Maintenance Terms& Proposal both dated 30/01/04 of Fitness Industrial Repairs & Maintenance(FIRM)as circularised was discussed as to regular visits or only when called on

RESOLVED that the contract be entered into on the basis of 3 visits per year being in May,2004 & thereafter January,May & September each year **[Action SC]**

b)Rust treatment amenities area.

As a result of a report on this,SC advised she had obtained a quote for $900.00 + GST from Add-Style Painting to remove rust in the pergolas in this area & to repaint & had issued the order for this work

RESOLVED the action of SC as well as her acceptance of the quote be confirmed.

c)Rust spots on underside of balconies.

As a the circular,prepared by DS,being sent out by SSMC with the last levy notices to advise owners of importance of this remedial work 3 in A Block,none in B Block & 46 in C Block reported in the affirmative.DS had spoken to Australand's contractor currently here,Joe Strater,who had indicated his firm did this type of work.

RESOLVED that Joe Strater,or any other person whose name is given to GB ,be contacted & it be left to GB & DS to determine the contractor to be engaged and the cost **[Action GB & then GB & DS]**

d)Paint deterioration on balcony rails.

SC reported owners,when contacting her on c) above,had remarked on this & other EC members had similar experiences & owners wanted to know when this would be addressed

RESOLVED the obvious time to attend to this would be when buildings here were being repainted.

SECURITY DIVISION REPORT

RESOLVED The written report of CB be received.

RESOLVED the payment of $140.00 for the repair of the time lapse video & $58.00 for the replacement of the security system tapes be confirmed.

Engagement of Sydney Venue Protection Agency.
CB advised still attempting to contact this firm who patrol Northies to obtain costing for on call basis when it has guards at Northies
RESOLVED that if the cost is acceptable to CB,GB & DS,they be authorised to finalise appropriate arrangements. **[Action CB & then CB,GB & DS]**

RESTAURANT DIVISION REPORT

RESOLVED the written report of DS be received.

Stonefish & Oceanna signs relocation due to awnings over outdoor eating areas.
RESOLVED That approval be given for Stonefish & Oceanna Restaurants to relocate their existing Illuminated signs,or any new signs if relocation is not possible,by bolting or otherwise affixing these to the underside of the balcony above and as far as possible towards the front edge so that these signs will be above the new awnings. **[Action DS]**

Late matter re Stonefish.
DS handed out a copy of a letter he received this afternoon from Stonefish as to the changes desired in the garden bed along the western wall between it & Oceanna.He also pointed out that it appeared from the plan attached to the By-law registered with Strata Plan 50785 that the garden bed was outside the outdoor eating area & he & SC were not in favour of the removal of the hob around this area.
RESOLVED that approval be given limited to the tiling of the existing garden bed conditional upon Stonefish acknowledging no tables or chairs are to be placed on the tiled area & the tiles & pot plants to be used to be approved of by SC before any work commences. **[Action DS & SC]**

GENERAL BUSINESS(of which notice given)

a)Foxtel digital installation requirements
As no letter was yet to hand to advise of these,it was decided to place this on the Agenda of the AGM when hopefully details are to hand or if not to get an indication from the owners on this**.[Action DS]**

b)Illegal clothes lines
This was discussed due to recent action in relation to clothes etc being left on balconies to dry & comments form residents that action should also be taken to have these illegal clothes lines removed
RESOLVED letters be sent to the owners of all Units reported to the Honorary Secretary as having external clothes lines to remove these clothes lines as no approval to affix these to common property nor to affect the appearance of the buildings had ever been given. [**Action DS]**

c)Items for AGM Agenda
RESOLVED the following items be included in the AGM Agenda for the purpose of obtaining the views of owners:
i)That the arrangements to heat the swimming pool be proceeded with;
ii)That the tower hot water temperature be increased by an amount as determined by the EC;
iii)That we proceed with the installation of an additional toilet in the amenities area at a cost of approximately $6,500.00;and
iv)The EC take action for Digital Foxtel to be available in the buildings.

d)Replacement cost of Carey Beebe's mobile phone
RESOLVED Reimbursement of $159.00 to Carey Beebe for replacement of mobile phone,damaged beyond repair when carrying out duties as an EC member on 01/02/04,be confirmed.

e)Suggested noise reduction handout to new residents.
After some discussion on this
RESOLVED that a notice be prepared & then placed on the main Notice Board for a week or so every 3 months indicating simple ways to reduce noise for the benefit of other residents. **[Action CB]**

f)Caretaker/Cleaner appointment.
After discussing the report of DS on the consideration by the sub-committee of GB,DS.CB.& SC of the 20 tenders received following the publication an advertisement in the Shire Leader on 24/02/04 calling for expressions of interest & the recommendation of that sub-committee
RESOLVED
1.that the tender of Zenari's Maintenance Service Pty. Ltd. be accepted conditional upon its written acceptance of the terms & conditions as outlined in the letter attached to these minutes **[Action DS]**

2.the services of Poolwater Technology be terminated as at Friday,26/03/04. . **[Action DS]**

g)Telephone & fax expenses of Secretary & other EC Members.
After a discusussion on this
RESOLVED:
i)the sum of $300.00 be paid to DS for the extraordinary number of phone calls,predominantly to mobile numbers,and faxes he has personally paid for over the past 18months due to building problems & administrative matters. **[Action PP]**
ii)that it is open to any EC member to claim such expenses when and if the circumstances of matters or special projects being handled by them arise.

OTHER GENERAL BUSINESS

Amendments to Strata Titles Legislation.
DS advised of a copy of the proposed legislation made available to him by SSMC under which,as our Strata Scheme involved more than 100 lots,we would have to comply with special requirements such as providing owners with a copy of the Agenda as well as the Minutes of each EC Meeting,have a proper Auditor's Certificate issued for the Annual Financial Statements etc which will add to the administration costs.It is not yet known if these amendments will be passed & if so when they will commence to apply.Unfortunately,there has not apparently been a lot of consultation by the Government with Strata Managers on these amendments & hopefully this will take place and a more practical approach adopted.

Next Meeting:Monday,5th April,2004 immediately after the conclusion of the AGM.

Meeting closed 10.15 pm.

Chairperson.

Prepared:17/03/04.