Print date:
Thursday, 17 December 2009

In reference to:
Strata Plan 50785
1-3 McDonald Street
CRONULLA NSW 2230

Our Ref**: MP: SP50785: EC Meeting Minutes 16 December 2009**

MINUTES OF EXECUTIVE COMMITTEE MEETING

The Executive Committee of the Owners of Strata Scheme 50785 held an Executive Committee meeting on:

Wednesday, 16 December 2009 at 7.30pm in the Offices of Strata Title Management Sydney, Suite 1, 191-193 Taren Point Road, Taren Point

PRESENT Mr Earle, Mr Beebe, Ms Schembri, Mr Korbel, Mr Gourley (after motion 2a)

IN ATTENDANCE Michael Price
Strata Title Management Sydney South

John Stevens & Bill Byast
Premier Contract Cleaning

Craig Morton
Tradesmen On Rope

CHAIRMAN Michael Price

MOTIONS

1. RESOLVED that the minutes of the previous Executive Committee Meeting be confirmed as a true and accurate account of that meeting.

2. Executive Committee Appointment
a) RESOLVED that the Executive Committee appoints Mr David Gourley to fill the vacancy on the Executive Committee.

3. Building
a) RESOLVED that the report from Premier Contract Cleaning Pty Ltd was tabled and discussed and that a copy be affixed to the Minutes Book with the following notations:

- It was noted that C76 is still suffering water penetration, which appears to be coming from the planter box. Dye flood test is to be undertaken in the coming weeks in an attempt to identify section of planter box causing water penetration or to rule the planter box out as possible cause.

- It was noted that a crack has developed outside Zink Restaurant, which appears to have grown recently. It was noted that this crack is located directly above the lift plant room. John Stevens will inspect lift plant room to determine whether crack is visible from other side of wall.
- The small glass panel broken by Pioneer Waste Management will be removed for the time being. Pioneer Waste details will be provided to CHU for recovery of costs associated with prior and current damage.
- A quotation from NJ Samson for the re-grouting of the pool and courtyard area for $39,550.00 (GST Inclusive). John Stevens was instructed to contact NJ Samson and request their advice regarding whether such works should be delayed until after pool works scheduled to commence in May 2009, or whether work could be staged with lower courtyard sections treated initially with pool area treated once pool renovations are complete. John Stevens will advise committee of NJ Samson advice.
- It was noted that the lift motor room door and jamb has rusted and while not serious requires rust removal, treatment and painting prior to rust becomes worse. It was agreed that Andrew (Handyman) should undertake these works.
- A 5% increase in Premier Contract Cleaning's contract was approved with all invoices from January 2010 to incorporate new charges.

b) RESOLVED that Craig Morton of TOR provided an update to the Executive Committee regarding the status of the painting works with the following notations:

- It was noted that paper work has been prepared and a report provided to the Strata Managing Agent regarding the Lot 21 Lift Tower which identified the lift Gazebo requires extensive refurbishment due to rust. It was noted that the deterioration of the gazebo steel framework was to an extent, which requires replacement. Costs were tabled and the Strata Managing Agent was instructed to lodge an application for mediation with the CTTT with a view of having the lot owner replace the gazebo structure as per the Exclusive Use By-Law.
- It was noted that the Perspex of each entrance will be replaced in the near future as part of the painting works.
- It was noted that the north side of the tower is currently being painted.
- It was noted that the owners of apartment C77 Mr & Mrs Perri have refused to provide access to the painters for the purpose of rope access to paint the south side of the tower.
- TOR are reviewing the options and it would appear as though an access system can be organised on the level below apartment C77 to enable painting of the southside of the tower excluding areas above level 9 until access can be organised through the owners of apartment C77.
- It was noted that TOR will be back onsite in January 2010.
- It was noted that Dulux had only attended site on 4 or 5 occasions since painting commenced. When Dulux were originally engaged to provide a paint specification for the project the understanding was that Dulux would be attending site on a more regular basis to ensure the painting specification was being followed. The Strata Managing Agent was requested raise concerns with Dulux and request they attend site more regularly.
- The Painters were asked to ensure the fire door to the roof was closed every day for security reasons. It was noted that the roof fire door had been left open on several occasions.

c) RESOLVED that the following persons be formerly appointed as the volunteers for the putting up and taking down of the Christmas Tree:

Mr & Mrs Dobson, Mr & Mrs Perkins, Mr & Mrs Pithers, Ms Schembri, Mr & Mrs Gourley, Mr Beebe, Mr & Mrs Korbel

d) An informal meeting was held regarding the outstanding issues effecting apartment C77 and to establish the access arrangements for the painters to commence painting of the south side of the tower. Those in attendance at the meeting were: Mr Perri (owner of apartment C77), Ms Schembri, Mr Gourley, Mr Korbel (Committee representatives), Michael Price (Strata Managing Agent).

The owner of apartment C77 Mr Perri advised the committee that access would be provided to the painters to paint apartment C77 only. No rope access was permitted from the balcony of apartment C77 until the following works had been completed in full: Rectification of balcony tiles, Replacement of scratched balcony glass panels, noise from roof plant was reduced to an acceptable level, Gas and Water pressure issues are attended too.

It is noted that the painting of the south side of the tower is due to commence in January/February 2009 and that completion of all works listed above cannot be done sooner enough to facilitate access. When this was brought to the owner of apartment C77's attention rope access was still denied.

As per 3 b) point 4 Tradesmen On Rope are assessing other access possibilities and have advised that access can be facilitated by other means.

3. Finance
a) RESOLVED that the Financial Statements were tabled and that a copy be affixed to the Minutes Book.

4. House
a) RESOLVED that that the owners of Strata Scheme 50785 are satisfied that the resident of C46 (Lot 74) is in breach of Special By-Law 32.1 Vehicles, as they continually park their vehicle AJS59W on common property. The Strata Managing Agent is instructed to issue a Notice to Comply in accordance with section 45 of the Strata schemes Management Act 1996.

It was further noted that the Owners of B18 Mr & Mrs Nikolic have not removed the awning installed without Owners Corporation approval and which overhangs the balcony boundary into common property. The Strata Managing Agent will be lodging an application for adjudication with the CTTT seeking orders for the awnings removal.

5. Restaurants
a) RESOLVED that the Executive Committee discussed the recent occurrences of live music from several commercial lots and that there had been no occurrences of live music last weekend.
b) It was noted that a TOR report had been received clearly indicating the lift tower gazebo roof to be in such poor condition that replacement of the steel frame was essential. The estimated cost replacing the steel frame and glass as original would be in excess of $125,000.00. The cost of replacing existing structure with aluminum and polytec structure is approximately $30,000.00. The second option appears most appropriate and the Strata Managing Agent has been instructed to write to the owners of lot 21 requesting they attend to this work as per the Exclusive Use By-Law which makes the repair and maintenance of the lift tower, which the gazebo is part of, their responsibility to repair and maintain.

6. Security
a) The meeting was provided an update by Mr Beebe with the following points noted:
- Quorum are aiming to have the low rise security upgrade commissioned prior to Christmas.
- The security of all courtyard fire doors, gates etc has been completed.
- It should be noted that **NEW AND REPLACEMENT SECURITY FOBS ARE NOW AVAILABLE ONSITE FROM THE MANAGERS OFFICE.** STM Sydney South no longer holds security fobs.

7. General Business
a) RESOLVED that the date for the next Executive Committee Meeting be confirmed as Wednesday, 17 March 2009 at 7:00pm in the offices of Strata Title Management Sydney.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 10:05PM