Print date:
Saturday, 15 May 2010

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

Our Ref**: MP: SP50785: EC Meeting Minutes 7 May 2010**

MINUTES OF EXECUTIVE COMMITTEE MEETING

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

Friday, 7 May 2010 at 7.00pm in the Offices of Strata Title Management Sydney, Suite 1, 191-193 Taren Point Road, Taren Point

PRESENT	Ms Schembri, Mr Korbel, Mr Beebe, Mr Dransfield, Mr Earle, Mr Gourley, Mr Lock
APOLOGIES	Mr Gale, Mr Macris
IN ATTENDANCE	Mr Price (Strata Title Management Sydney) Mr Stevens & Mr Byast (Premier Contract Cleaning — for item 2)
CHAIRMAN	Mr 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. Building

a) The Executive Committee **REVIEWED** the status of the painting of the building by TOR and noted the following:

- TOR have returned to site.
- TOR stated that they have received approval by Mr Perri's son to enter the balcony of C77 to complete painting works.
- The Executive Committee agreed that TOR must not enter the balcony of C77 until any alleged approval is received in writing and the advice of our Honorary Legal Advisor received.
- The building manager/cleaner was instructed to prevent TOR from entering the balcony of C77 until such time.
- The Strata Managing Agent was instructed to lodge an application at the CTTT for an interim order to

gain access to complete works.

b) The report from Premier Contract Cleaning Pty Ltd was tabled and discussed. Several items in the report were covered in their own agenda position below. It was **RESOLVED** that a copy of the report be affixed to the Minutes book with the following notations:

- The loading dock door has been repaired.
- Approval was granted at the meeting for the painting of the lift sight guards by the handyman for the sum of $1,300 + GST.
- The installation of solar panels was discussed. The Building Manager/Cleaner will obtain additional information to assist the committee in considering the proposal. Any installation would require approval by special resolution at a General Meeting.

c) It was **NOTED** that the cost of replacing the four scratched glass panes in C77 was comparable or less than the cost and associated risk of buffing the panels. An order has been raised for the glass replacement once access is possible.

d) The alleged water damage to the parquetry flooring in C77 has been referred to CHU and quotations are being obtained for the repair.

e) The committee **RESOLVED** as a matter of policy not to instigate legal action against former committee members except in cases of gross negligence or fraud. On the advice of our Honorary Legal Advisor, it was further **RESOVLED** to pursue Mosaic Design Company or its director to rectify or compensate for the substandard C77 balcony tiling. It was **NOTED** that the tiling must be replaced notwithstanding the legal outcome, and works can proceed so long as appropriate evidence of the work is retained.

f) No cost estimates for the C76 and C77 balcony tiling had been received from Chris Palumbo of Strathclyde Building Services prior to the meeting.

g) The report on the plant room noise transmission to the tenth floor units had not been received from the acoustic engineer prior to the meeting.

h) The committee **RESOLVED** that the mechanical services contract with Endeavour Air Conditioning should be terminated and that Cold Rae be engaged at the sum of $1,920 + GST per quarterly visit. The commencement of the new contract will depend on notification requirements within the present agreement with Endeavour Air Conditioning. The Strata Managing Agent will write to Endeavour advising them of their pending termination and also write to Cold Rae advising them of their appointment for an initial 12 month term.

i) It was **RESOLVED** that Aquafire continue to carry out the regular fire maintenance of the building at least until the findings of Environet are received and acted upon regarding the works on the FIP (Fire Indicator Panel).

j) It was **NOTED** that the walkway outside of the Zink Bar has been reinforced by Uretek Ground Injections as recommended by McDonell Somers and Partners. It was also noted that subsidence was evident on council land and that council had been advised of this and will be undertaking investigations to determine cause of subsidence.

k) It was **RESOLVED** that the quotation by Buckley Concreting for the sum of $3,300 to replace the damaged blue tile border around the driveway entrance be accepted. A site visit is required prior to commencement of any works. The works will be completed in two stages to enable traffic flow in and out of the building.

l) It was **RESOLVED** that the quotation from Byrnes Entrance Technologies for $5,920 for the installation of a new opening and magnetic latching system for the Tower front door not be accepted because the modification was deemed unnecessary and expensive. The Strata Managing Agent will write to the owners of C5 advising the decision.

3. Finance

a) The Financial Statements for the period ending 31 March 2010 were reviewed and it was **RESOLVED** that a copy be affixed to the Minutes book.

b) The present system of bill payment was discussed and it was **RESOLVED** that payment be finalized within 14 days of receipt of invoices by Strata Managing Agent.

4. House

a) The Executive Committee discussed and **APPROVED** the quotations provided by Florascapes for the upgrade of the BBQ and courtyard garden area for $3,426 and McDonald Street East garden for the sum of $2,274.

b) The Executive Committee is awaiting advice from our Honorary Legal Adviser as to the best course of action with the B18 awning.

c) It was **NOTED** that several residents have regrettably been issued with Notices to Comply for parking on common property despite written warnings. The continuation of parking by particular unit residents was discussed and it was **NOTED** that the parking is monitored daily and further action will be taken to ensure that car wash bays are available during the day and only bona fide visitors use the visitor parking spots.

5. Restaurants

a) **RESOLVED** that the Strata Managing Agent obtain quotations for the painting of the exhaust system of each commercial lot and forward them to the commercial lot operators and owners.

b) It was **NOTED** that since initial problems relating to patrons of Zink Bar (R2, Lot 12) drinking and smoking outside their exclusive use areas had been brought to the attention of the operators, they have taken appropriate measures to prevent this from reoccurring.

c) It was **RESOLVED** that the Strata Managing Agent again write to Opah (R3, Lot 21) advising them that they cannot operate a business outside of the current exclusive use area until such use is formerly approved at a General Meeting and the DA modified. The Strata Managing Agent was also instructed to write to Opah requesting removal of the blue umbrellas from that restaurant balcony as they should be rendered superfluous because of the approved awnings fitted, they do not suit the appearance of the building, and they are erected on common property without approval.

d) It was **RESOLVED** that the Executive Committee await advice from our Honorary Legal Advisor regarding the recent DA modification of Opah (R3, Lot 21) to permit live music which was made without any reference to the Owners Corporation.

e) It was **NOTED** that the Hogsbreath (R1, Lot 1) renovations had been completed. Mr Dransfield will ask the operator of Hogsbreath to ensure the fire system is re-engaged.

f) **RESOLVED** that the strata managing agent write to the Zink Bar (R2, Lot 12) regarding:

1. colour scheme of common property pillars that were painted charcoal grey;
2. several signs installed without request;
3. fence/screen of under stair bin area to be removed.

g) **RESOLVED** that the cost of replacing damaged glass panels due to Pioneer Waste Management's careless emptying of the bins of Zink Bar and Opah be claimed from the appropriate lot owners.

6. Security

a) It was **RESOLVED** that no additional access to the building is required at present for ordinary committee members.

b) It was **NOTED** that of our contractors attending site regularly, only TOR, Cleanaway and Shire Locksmiths hold keys including electronic swipes offsite because they often attend out of hours. Florascapes has been granted trial access for three months to enable them to complete works requiring an unusually early morning start. All other contractors are required to sign for keys at the site office every time they attend.

c) It was **NOTED** that lift cameras are still to be commissioned with the delay caused by the lift company. The Executive Committee will be reviewing other locations that may benefit the safety of residents by the future installation of security cameras up to the present available capacity of the system.

7. General Business

a) The Executive Committee decided that quarterly meetings were sufficient. If an important issue arose which required action within a 3 month period, a Schedule 3 Meeting (paper committee meeting) could be held to resolve the issue.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 10:01PM

Next Committee Meeting Date

The next Executive Committee Meeting is scheduled for Thursday, 19 August 2010 at 7:00PM.