MINUTES OF EXECUTIVE COMMITTEE MEETING OF THE OWNERS CORPORATION

MINUTES OF BUSINESS dealt with at the Executive Committee Meeting of the
Owners-Strata Plan No 50785
Held In the offices of Strata Title Management Sydney,
Mezzanine level, Suite 1, 191-193 Taren Point Road, Taren Point
on **21st July 2010** commencing at **7:00PM**

PRESENT	Mr Korbel, Ms Schembri, Mr Macris, Mr Gourley, Mr Dransfield, Mr Gale, Mr Earle (arrived during motion 2. e)
APOLOGIES	Mr Lock, Mr Beebe
VISITOR	Mr Perri (105), Mr De Souza (18), Mr Arkin (12)
IN ATTENDANCE	Michael Price Strata Title Management Sydney
	John Stevens & Bill Byast Premier Contract Cleaning
	Craig Morton (motion 2. a) only) Tradesman On Rope
CHAIRMAN	Michael Price

AGENDA

MOTION 1
Minutes

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

MOTION 2
Building

a) **RESOLVED** that Mr Craig Morton provided an update on TOR with the following notations:
- It was noted that the painting could not be completed unless access was provided by the owners of apartment C77 for ropes to travel over the balcony.
- Mr Perri confirmed that access would not be provided until all tiling works had been finalised to his satisfaction.
- Mr Morton provided a cost estimate to the committee for the installation of a rail system below the balcony of unit C77 to enable rope access to the lower levels of the south side of the building. The cost of this proposal was $57,000.00. It was noted that the rail system would enable the cleaning of windows and maintenance on the southern side of the building once installed.
- Mr Morton advised the committee that unless access is provided to complete the painting within 2 months he will have no option but to commence action against the Owners Corporation for unreasonable costs incurred by TOR due to delays.

- After reviewing the proposal the committee once again asked Mr Perri for access. Mr Perri confirmed that access would not be provided until the tiling works were completed.
- The committee unanimously approved the installation of the rail system for $57,000.00 to enable completion of the painting works within the next 3 months, weather permitting.

b) **RESOLVED** that the Executive Committee discussed the quotations for tiling to C76 and C77 with the following notations:
   - It was noted that 3 types of tiles had been quoted on being, Terracotta, Travertine and Vitro tiles. The committee instructed the Strata Managing Agent to obtain advice from Chris Palumbo of Strathclyde Building Services regarding which type of tile is best suited to the job. The quotations must then be amended to include the use of the recommended tile.
   - The amended quotations must include the demolishing and re-construction of the planter boxes. This must also include the bagging of existing plants for re-planting after completion of works.
   - It was noted that a dilapidation report should be obtained on the apartments below C76 and C77 prior to works commencing.
   - The amended quotations should be received within 2 weeks to enable an Extraordinary General Meeting to be held on Wednesday, 18 August 2010 at 7:00pm. This date may be moved forward or backwards depending on availability of amended quotations.
   - It was unanimously resolved that Chris Palumbo of Strathclyde Building Services be appointed to supervise the tiling works at a charge of 6% of the total contract price of the works, which is yet to be determined.

c) **RESOLVED** that the Executive Committee could not discuss the results of the onsite inspection with Strathclyde Building Services as no report had been received. It was noted that details of the meeting with Adrian Mueller of JS Mueller Solicitors had also not been received in time for the meeting. These reports will be circulated to the committee once received. The Acoustic Engineers Report had been received and it was noted that the cause of the noise in apartment C77 was from vibration from an existing fan on the roof which should be lifted and placed on proper footings. It was resolved that this work be carried out as soon as possible. It was further noted that noise affecting unit C76 was attributable to a lobby fan.

d) **RESOLVED** that the Executive Committee discussed the status of the concrete works to be carried out by Buckley Concreting and resolved that Buckley Concreting be terminated. It was further **RESOLVED** that Brian Weekley Concretor be engaged to carry out the works on the driveway for the sum of $3,750.00.

e) **RESOLVED** that John Stevens provided a report on the services carried out by Premier Cleaning Pty Ltd and that a copy be affixed to the Minutes Book with the following notations:
   - The Florascapes quotation for the upgrade of the McDonald Street Gardens noted as areas 8 and 9 quotation for the sum of $3,474.00 (GST Inclusive) was approved.
   - It was noted that the Zink Walkway tiles have been repaired rather than replaced.
   - It was noted that the pool walkway and pump room roof has been repaired with Sikflex.
   - The cost estimate provided by Hydrochem for the regular water treatment of the cooling tower for the sum of $1,584.00 (GST Inclusive) was approved.
   - The exact cause of the water penetration in apartment A10 has not been confirmed however recent testing has shown water penetration through the sliding door tracks. The corner of the track is to be sealed and cover affixed over the weepholes. Further investigations will be required.
   - It was noted that Cold Rae had commenced inspections of the fire dampers and the air conditioning in apartments C76 and C77. It was noted that reports will be received from Cold Rae in due course.

MOTION 3
Finances

RESOLVED that the Executive Committee reviewed the financial reports provided by STM to assess whether a special levy is required for the expenditure of the tiling works at units C76 & C77**.** It was determined that there was no need for a special levy to be raised at the present time. The accounts will need to be monitored closely over the coming 12 months and it is likely that an increase in sinking fund contributions will be required in next year's budget.

MOTION 4
House

a) **RESOLVED** that the Executive Committee open an account with Bunnings Warehouse. It may be necessary for the account to be a prepaid account.
b) Noted that stepping stones are being installed in the garden behind the generator room.
c) Noted that the correct cover has been placed over the drain behind the generator room.

MOTION 5
Restaurants

RESOLVED that the Executive Committee discussed and action the following matters:

a) Tiling of Zinc balcony – A meeting has been scheduled with the operators of Zink Bar on Friday, 30 July 2010 at 3:00PM.
b) Opah's umbrellas – The appearance of the umbrellas will be viewed on Firday, 30 July 2010 following the meeting with Zink Bar.
c) Painting of the Exhaust system – The Strata Managing Agent will forward the quotation provided by Austin Painting for the painting of the commercial exhaust systems cowling on the lowrise roof. Cost to be shared equally by the commercial lot owners.
d) The committee was provided an update regarding the Draft Restaurant policy by Mr Dransfield and Mr De Souza. It was agreed that a meeting should be organised with the commercial lot owners and operators to enable an open discussion regarding the purpose of the By-Laws and principles. It was further agreed that Council should be present at this meeting.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 9:19PM