STM | STRATA TITLE MANAGEMENT
your strata care company

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50785 ECM Minutes 111212

MINUTES OF EXECUTIVE COMMITTEE MEETING OF THE OWNERS CORPORATION OF STRATA PLAN 50785

MINUTES of the Executive Committee of the Owners of
Strata Plan 50785 held **Tuesday, 11th December 2012 at 6.30pm**
In the office of Strata Title Management Sydney, Suite 1, 191-193 Taren Point Road, Taren Point

PRESENT: Mr P Dransfield (Lot 1), Mr Guy Arkins (Lot 12), Mr C Beebe (Lot 54), Mr K O'Shea (Lot 56), Mr S Jarvis (Lot 34), Mr D Gourley (Lot 83) and Mr R Earle (Lot 90)

PROXY: S Schembri (Lot 32) by proxy to K O'Shea

APOLOGIES: Mr I MacDonald (Lot 97)

IN ATTENDANCE: Mr John Stevens of PREMIER CONTRACT CLEANING PTY LTD
Ms Nina Ashfield-Howell of STRATA TITLE MANAGEMENT

CHAIRMAN: Ms Ashfield-Howell) and Mr I McDonald (Lot 97)

There being a quorum present the chairman declared the meeting opened at 6.30pm.

MINUTES

MOTION 1
Minutes

RESOLVED that the minutes of the previous Executive Committee Meeting held on 26th July 2012 be confirmed as a true and accurate account of the proceedings at that meeting.

MOTION 2
Financial Statements

RESOLVED that the financial statements for the period from 1st March 2012 to 7th December 2012 be accepted. The treasurer provided a detailed breakdown and explanation of balance of funds, including advice that the insurance premium has since been paid by the owners corporation for the amount of $76,283.53 Inclusive of GST.

MOTION 3
Building Manager's Report

RESOLVED to accept the Building Managers report as tabled and that a copy be affixed to the Minute Book with the following action noted/determined:

I. **Garden Report**
Building Manager to advise gardening contractor to be more proactive and advise the committee of any additional maintenance works or plants required to ensure the gardens are the highest standard at all times.

II. **Pool Tiling**
The installation and addition of tiling to the pool be resolved at the 2013 Annual General Meeting in accordance with Section 65A of the Strata Schemes Management Act 1996.

III. **Garage Entrance Door**
RESOLVED to accept the quotation from MDI to install a new garage entry door, tracks, hinges, rollers and drivetrain.

IV. **Security Upgrade of Locks**
RESOLVED to accept the quotation from Preddy's Locksmiths for the amount of $810.19 to supply and install new galaxy locks and restricted bi-lock keys for the common area locks at the McDonald Street entry, Gerrale Street entry and Perryman Square entry. A master key scheme will be developed.

V. **Blue Tile Border for Commercial lots**
A suggestion was made to replace the existing blue tape (which acts as the visual boundary to the exclusive use area for the commercial lots) with blue borderline tiles. This matter was deferred for further consideration at the next Executive Committee meeting.
RESOLVED that the building manager arrange for the existing blue tape to be removed as it has deteriorated to the point it looks unsightly.

VI. **Lift Tiles**
The replacement of the tower lift carpets with the addition of marble tiling is to be resolved at the 2013 Annual General Meeting in accordance with Section 65A of the Strata Schemes Management Act 1996.

VII. **Ausgrid Electrical Works**
It was noted Ausgrid agreed to cover the cost of the gardens and irrigation recently destroyed by their contractors during recent electrical underground cabling works and the rectification is complete.

VIII. **Grease Trap Pit**
It was noted that the stench in the B2 garage area was made worse by a broken grease trap pipe in grease trap number 3. The pipe will be replaced. Further noted that the next pump out service is scheduled for 12th December 2012.

IX. **CPR Removal of Bolts**
RESOLVED to accept the quotation from CPR Building Services for the price of $8,580.00 including GST to remove the bolts remaining from the exterior building works lift, treat the remaining steel and repair surfaces and repaint after removing grease deposits.

X. **Newsound Fire Services**
Building Manager advised of recent report received from Newsound Fire Services concerning repairs to the essential services at the complex. Building manager will be meeting with contractor shortly to discuss the report.

MOTION 4
Balcony Balustrading

A. **RESOLVED** that the legal advice provided by J.S. Mueller & Co. Solicitors in relation to the balcony balustrades was reviewed and accepted. It was noted that Ian MacDonald has come up with a cost-effective way to resolve the non-compliant components of the balustrading. An engineer has confirmed that they will be able to provide certification of compliance for the proposed method of rectification which is as follows:

    - Perspex sheeting to be screwed to the bottom of balustrades to remove the climbable element
    - New pop rivets to be installed to secure all top rails

    The top railings will then have to be painted.

B. **MOTION DEFEATED** - That tenders obtained for the replacement of the balcony balustrading be reviewed and appropriate action determined.

MOTION 5
Building Works

A. **NOTED** that all works have now been signed off and completed for the original apartments being repaired. Buildsense will now commence with rectification to Apartment C69.

B. **RESOLVED** that the variations to the Buildsense contract be carried out over an 18–24 month period to assist the owners corporation with the management of their cash flow without additional levy burden. It was noted that the variations to the original contract price of $158,210 is $338,550. The variations consist of additional waterproofing works to a number of balconies. This brings the total revised contract price up to $496,760 inclusive of GST. The treasurer will contact Integrated Consultancy Group and Lindenvel Group to request the works be staged as detailed above, in order of priority as per their recommendations.

MOTION 6
By-Law Review

NOTED that Adrian Mueller of J S Mueller and Co Solicitors has met with Dunstan de Souza and Carey Beebe and is in the process of finalising a draft version of the revised by-laws for review by the Executive Committee, with the aim that these by-laws will be presented to the Owners Corporation at the next Annual General Meeting.

MOTION 7
Lot 21 Dispute

A. **RESOLVED** to ratify the appointment of J.S. Mueller and Co. Solicitor to lodge the submission opposing the Application to the Tribunal submitted by Lot 21.

B. **NOTED** that a work specification has been supplied for the Lot 21 lift tower repair and the committee are awaiting tenders.

MOTION 8
Exterior Painting – Tradesmen on Rope

NOTED that the Tradesmen on Rope P/L (TOR) painting contract has been finalised with the final payment of $45,000.00 being made recently.

MOTION 9
Correspondence

RESOLVED that due to the community service nature of the request made by the resident of C71, that the resident be permitted to park the Ambulance in one of the visitor car spaces on a space-available basis for the times requested in the application, being between the hours of 8.30pm and 6.30am.

MOTION 10
Projects Listing

RESOLVED that the Projects Listing be accepted and updated when required to ensure a record is maintained of all outstanding matters. The building manager and Carey Beebe will revise the current list and update accordingly.

MOTION 11
Restaurants

RESOLVED that the following be actioned concerning the commercial lots.

- **Recent fire incident within Amodus Restaurant** – It was noted that the restaurant is continuing to trade without a functioning exhaust system.
- **Returnable milk and bread crates** – The building manager and the two commercial lot committee members will work out a management plan to enforce appropriate requirements on the commercial restaurant operators to ensure milk and bread crates are collected at time of delivery and not left on the common or public property.
- **Cleanliness** – The building manager and the two commercial lot committee members will work out a management plan to enforce appropriate cleaning requirements on the commercial restaurant operators to ensure compliance with the by-laws.
- **Exclusive use areas** – Restaurant owners were recently reminded in writing of their responsibility to trade within the exclusive use areas. This will continue to be monitored and managed.
- **Shop 1 (Alphabet Street) fit out** – Noted that Alphabet Street restaurant fit-out is now complete and the restaurant opening Friday 14th December 2012.
- **Hogs Breath exhaust report** – Noted that the exhaust upgrade to Lot 1 (Hogs Breath Cafe) is now complete. The report indicates that after the modifications were made, the system now complies with the criteria recommended by Australian Standard AS2107-2000 and NSW EPA Industrial Noise Policy. The owner of A1 has been notified and is satisfied that the noise levels have been reduced to an acceptable level. Accordingly, the file is now closed in this matter.

MOTION 12
Section 45 Notices - Notice to Comply (NTC) with a By-Law

A. **RESOLVED** in accordance with Section 45 of the Strata Schemes Management Act 1996, that a Notice to Comply with a By-Law be served upon the occupants of **Lot 10 (A5)** for breach of special by-law 32.1 in relation to parking vehicles on common property without the approval of the owners corporation.
B. **RESOLVED** in accordance with Section 45 of the Strata Schemes Management Act 1996, that a Notice to Comply with a By-Law be served upon the occupants of **Lot 85 (C57)** for breach of special by-law 32.1 in relation to parking vehicles on common property without the approval of the owners corporation.
C. **RESOLVED** in accordance with Section 45 of the Strata Schemes Management Act 1996, that a Notice to Comply with a By-Law be served upon the occupants of **Lot 96 (C68)** for breach of special by-law 32.1 in relation to parking vehicles on common property without the approval of the owners corporation.
D. **RESOLVED** in accordance with Section 45 of the Strata Schemes Management Act 1996, that a Notice to Comply with a By-Law be served upon the occupants of **Lot 21 (Opah Restaurant)** for breach of special by-law 40 in relation to hanging an advertising banner on common property without the approval of the owners corporation.

MOTION 13
Next Executive Committee Meeting

RESOLVED that the date of the next Executive Committee Meeting be scheduled for **Wednesday, 13th February 2013 at 6.30pm** in the offices of Strata Title Management.

GENERAL BUSINESS: With great sadness, the Executive Committee acknowledged the recent passing of Mrs Sue Korbell. Sincerest condolences are extended to Mr Ted Korbell and his family. A donation of $250 was made to **The Olle Fund for Brain Cancer Research** by the Owners Corporation in honour of Mrs Korbell.

THERE BEING NO FURTHER BUSINESS THE MEETING WAS CLOSED AT 9.20PM