STRATA TITLE MANAGEMENT
your strata care company
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MINUTES OF STRATA COMMITTEE MEETING OF THE OWNERS CORPORATION

MINUTES OF BUSINESS dealt with at the Strata Committee Meeting of
Strata Plan No 50785
Held in the Office of Strata Title Management
Located **Mezzanine Level, 191-193 Taren Point Road, Taren Point** NSW 2229
On **Tuesday 13th August 2019** commencing at **6.30pm**

PRESENT: C Beebe (Lot 54), K O'Shea (Lot 56), S Hansen (Lot 72), D Gourley (Lot 83), E Thompson (Lot 67), G Schuberg (Lot 58), Rob McCubbin (Lot 17) – arrived at motion 5.

APOLOGIES: I MacDonald (Lot 97), S Carruthers (Lot 79)

IN ATTENDANCE: Daniel Goodwin of Strata Title Management, John Stevens – Premier Contract Cleaning

CHAIRPERSON: Daniel Goodwin

CONFIRMATION OF RECORDS

MOTION 1	***Minutes***

RESOLVED that the minutes of the previous Strata Committee Meeting held 18th July 2019 be confirmed as a true and accurate account of the proceedings at that meeting.

MATTERS ARISING FROM PREVIOUS MINUTES

MOTION 2	***MATTERS ARISING***

RESOLVED that any matters arising from the previous minutes be discussed and appropriate action determined.

Mediation re Lot 1 awning dispute – Warwick Van Ede from JS Mueller attended with Kevin O'Shea. It was agreed that Lot 2 will propose a design to alter the existing awning Lot 1 awning to incorporate Lot 2 and they need to submit the plans etc back to the mediator. A Consent Order was issued by the Tribunal staying the proceedings and the parties agreed to reconvene the mediation before October 31.

MOTION 3	***FINANCIAL STATEMENTS***	***ACTION:***

a) RESOLVED that the Financial Statements for the period 01/03/2019 to 31/07/2019 be reviewed.

b) DEFEATED that to improve relations with suppliers, the Strata Committee take over responsibility for paying them directly online. This decision was made on the basis that the accounts payment process improves with a new payment system to be implemented by STM.

The Managing Agent agreed to send monthly status reports to the Treasurer (particularly showing the additional management fees).

MOTION 4	***ARREARS REPORT***	**ACTION:**

RESOLVED that the current aged arrears list be tabled and the Strata Committee determine any necessary debt recovery action. There was no additional action required.

BUILDING MANAGEMENT

MOTION 5	***Building Report***

THAT the Building report be reviewed and any further action determined.

Fence Magic: It was noted that we are awaiting minor repairs, however the job has been completed.

7 Lanterns Restaurant: It was noted that the right hand side of the bi-fold door was replaced by 888 Windows at a cost of $5,995 inc GST.

Amenities Block: Discussed proposed tiling solutions and agreed to defer the decision until further investigations on price and product have been completed on the options put forward. It was agreed that separate quotes on tiling the internal A & B block entries, the lowrise entrance and enclosed courtyard, and the tower podium be obtained.

Opah Structure Glass Panel: Quotes have been provided by Express Glass and 888 Windows. The project is currently on hold pending possible reinforcement works required, however both contractors advised that the area is safe.

Security Fence: A Block fence has had struts installed to improve security. Fence Magic completed the works for $1386 + GST.

Pool: The Committee discussed pool and spa surfacing and noted that the recommendation was the Aqua color (sample was provided at the meeting).

BBQ: The tiling of the BBQ cooling table was quoted by Summerscapes at a cost of $3300 inc GST was approved by the Committee.

Hydrochem: Agreed to proceed with the replacement of the dosing equipment circulation pump at a cost of $1485 inc GST.

C71 Water Penetration Repairs: Noted that works were completed at a cost of $2275.

Painting – A & B Blocks: Works commenced on 8th August by Robertson's. It was noted that the commercial occupants were asked to remove electrical items on the front of their Lots. As there were no objections from commercial Lot owners, it was agreed that FMD should proceed and the cost will charged to those owners.

Painting: C-Tower & Amenities – CPR variation for rust spot remediation was reduced from $48K to $40K including GST inc GST. It was still not agreed to pay at this stage and the Treasurer will negotiate further.

MOTION 6	***Foxtel***
The Committee discussed a possible upgrade to the Foxtel reception infrastructure. It was agreed to defer to the upcoming EGM. A survey was sent out to residents and 13 responses were received by the time of the meeting.	

MOTION 7	***Lowrise Roofing***
RESOLVED that the final section of lowrise roofing be promptly replaced, necessitating removal of Lot 12 Zinc and Lot 21 Opah exhausts and their likely replacement at Lot owner expense due to their poor condition. It was agreed that the Managing Agent write to the concerned owners again similar to correspondence from 2018 and ask them to meet with Kevin and John. If was agreed that if they don't arrange to meet within 30 days that the Owners Corporation reserves our right to take action via NCAT to replace the roof. The Strata Committee agreed that the Managing Agent be authorised to lodge the application with NCAT on behalf of the Owners Corporation if necessary.	

MOTION 8	***Lot 5 Rooftop Exhaust***
RESOLVED that the Lot 5 Alphabet Street rooftop exhaust be painted at Lot owner expense. It was agreed that if not completed within 30 days that the Owners Corporations reserves our right to take action via NCAT. The Strata Committee agreed that the Managing Agent be authorised to lodge the application with NCAT on behalf of the Owners Corporation if necessary.	

MOTION 9	***Lot 4 Rooftop Exhaust***
RESOLVED that rust repair and repainting be carried out to Lot 4 Splash rooftop exhaust at Lot owner expense. It was agreed that if not completed within 30 days that the Owners Corporations reserves our right to take action via NCAT. The Strata Committee agreed that the Managing Agent be authorised to lodge the application with NCAT on behalf of the Owners Corporation if necessary.	

BY-LAW COMPLIANCE

MOTION 10	***By-Law Compliance***
There were no matters to be discussed.	

APPLICATIONS

MOTION 11	***Applications for Renovations***
There were no applications received.	

OUT OF MEETING DECISIONS

MOTION 12	**Out of Meeting Decisions**
There were no out of meeting decisions to be ratified since the last Strata Committee Meeting.	

MOTION 13	***General Meeting***
RESOLVED that the Strata Committee agree to call an Extraordinary General Meeting for the following issues; Amendment of B15 by-law, changing the responsibility of outdoor lighting to the Owners Corporation, tiling works (internal a & b block), Foxtel upgrade works, or any other matter deemed appropriate by the Committee. The Managing Agent is to make enquiries as to whether we need a by-law to allow the Owners Corporation to control the appearance of balcony lighting but for the repairs & maintenance responsibility to remain responsibility of the owner. The Committee are to put an option forward for the replacement of the original balcony lights with LED fittings.	

MOTION 14	***Additional Matters***
There were no additional matters to be discussed.	

FUTURE MEETINGS

MOTION 15	***Next Meetings***
RESOLVED that the date, time and venue of the next Strata Committee Meeting be Tuesday 1st October 2019 (STM office) and that the Extraordinary General Meeting be held on Tuesday 12th November 2019 in the pool area or other venue.	

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

DANIEL GOODWIN

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STRATA TITLE MANAGEMENT

Dated: 20th August 2019