



**WHELAN PROPERTY GROUP**  
STRATA MANAGEMENT SERVICES

**WHELAN PROPERTY GROUP**

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THE OWNERS, FIRST MORTGAGEES AND COVENANT CHARGEES OF LOTS IN  
STRATA PLAN 61139 – “PACIFIC WAVES” 9-15 CENTRAL AVENUE, MANLY

<b>MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE OWNERS - STRATA PLAN NO. 61139</b>	
Meeting Title	Executive Committee Meeting
Strata Plan Number	61139
Date & Venue	Tuesday 6 <sup>th</sup> August 2013 outside the Building Managers Office at 9-15 Central Avenue, Manly
Start Time	6.05 PM
Finish Time	6.45 PM
Present	Executive Committee: Lots: 9 – S. Parker, 17 – D. Mockler, 61 – L. Wareham, 95 – D. Glading, 97 – Z. Dybac, 119 – M. Legaz & 122 – G. Brown
In Attendance	Whelan Property Group: Andrew Uchino (WPG) R&H Solutions: Rod Pyne (Building Manager) Lots: 7 – M. Nicholson, 95 F. Glading, 112 – R. Stone & Lot 117 J. Filewood
Apologies	Lot 96 – F. Martinez De Morentin
Chairperson	Denis Mockler

**1.0 PREVIOUS MINUTES**

**RESOLVED:** That the Minutes of the last Executive Committee be confirmed as true record and account of the proceedings of that meeting.

**2.0 ACCOUNTS**

**RESOLVED:** That the financial statement of accounts for the period ended 31 July 2013 be noted.

**3.0 BUILDING MANAGERS REPORT**

**RESOLVED:** That the building manager’s report be tabled and discussed.

**Courtyard Security Guard**

As noted at the executive committee meeting held on 26 June 2013, security guards have now been reduced to 8.00 pm to 12.00 am on Friday & Saturday nights. There has been no increase in complaints since the change at the beginning of July. This will continue to be monitored and reviewed.

### **Repairs & Maintenance**

The following common property items have been attended to;

- Inspection and repairs carried out on corroded steelwork on the clock tower
- New stainless steel grate has been ordered for the Manly Daily car park driveway
- Automatic entry door has been fitted with a new motor
- Waterproofing of the floor of the hot water room has been upgraded as a result of a leak into an apartment on level 8

### **Automatic Door Maintenance**

It was noted that the contract with Dorma for quarterly maintenance of the automatic sliding door at the main entrance has been renewed for a period of (2) years, for the same rate as the previous contract.

### **Application for floating Floors | Unit 604**

The Executive Committee approve the floating flooring application from unit 604, subject to the following conditions;

- That the acoustic underlay meets BCA requirements; and
- Should the Owners Corporation receive any complaints about noise penetration into other units, the Owners Corporation is in a position to request that the owner install adequate floor coverings and/or remove the floating flooring and replace with carpet.

### **Swimming Pool Register**

The building manager has made applications to register the pool and spa, which, new laws, is mandatory in NSW before October 2013. The pool and spa are likely to be inspected and approved under the new legislation. In the meantime, the pool remains compliant and no further action is required at this stage.

### **Development at 17-19 Central Avenue, Manly**

The building manager provided an update and advised that he met with two representatives from Manly Council on 9<sup>th</sup> July 2013. They inspected a number of apartments which would be affected by the proposed development. The representatives took a number of photographs and spoke with a number of owners who were present at the time. The representatives indicated that the developers have been told that the proposal did not comply on a number of issues, and was unlikely to be approved in its current form. It appears that the developers will be given time to reconsider and make amendments to their proposal, otherwise the proposal will go forward to Council for determination as originally submitted.

It was noted, that KN Planning is available and will be engaged for further services, if required.

#### **4.0 EXECUTIVE COMMITTEE RESIGNATION**

**RESOLVED:** That the Executive Committee confirms the resignation of G.Schaule (Lot 11 206B) from the Executive Committee and as Treasurer.

#### **5.0 EXECUTIVE COMMITTEE NOMINATION**

**RESOLVED:** That the Executive Committee acknowledge the vacancy on the Executive Committee and nominate R.Stone (Lot 112 704) to fulfil the vacant position.

**6.0 EXECUTIVE COMMITTEE APPOINTMENT**

**RESOLVED:** That the Executive Committee appoint R.Stone (Lot 112 704) as treasurer.

**7.0 COURTYARD LICENCES**

**RESOLVED:** That the Executive Committee discuss the license agreements and survey of the courtyards.

A survey of the commercial courtyards from AA Allen Consulting surveyors has been received and was tabled. The survey has determined that this area forms part of the common property in Strata Plan 61679 (Commercial). This is also the opinion of Graham Cochrane Solicitor.

On the basis of this information, it would appear that the only body which can deal with the license area is the Owners Corporation of Strata Plan 61679 (Commercial).

WPG is instructed to arrange a meeting with Graham Cochrane to determine the next steps in finalising the license agreements.

That draft license agreements be available for review at the next executive committee meeting

**8.0 MATTERS ARISING**

**RESOLVED:** That the Executive Committee discuss any matters arising;

**Next Meeting**

The next meeting will be held on Tuesday 24<sup>th</sup> September 2013, at 6.00 pm, outside the building manager's office.

**CLOSURE**

The Chairperson declared the meeting closed with no further business at 6.45 pm.

  
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Denis Mockler  
**CHAIRPERSON**

**DATE**

24 / 9 / 2013