

**MINUTES OF THE EXECUTIVE COMMITTEE MEETING
OF "THE OWNERS" – STRATA PLAN 61139: PACIFIC WAVES, 9-15 CENTRAL AVENUE MANLY
HELD OUTSIDE THE BUILDING MANAGERS OFFICE AT 9-15 CENTRAL AVENUE MANLY
ON TUESDAY 12TH MARCH, 2013.**

PRESENT: D. Mockler (210) - Chairman
G. Schaule (206B)
L. Wareham (309B)
G. Brown (806)
D. Glading (507)
F. Martinez de Morentin (508)
Z. Dybac (509)
M. Legaz (503)
S. Parker (305B)

IN ATTENDANCE: R & R Stone (704)
D. Richards (235)
S. Mermez (304A)
J. Filewood (801)
P. Mulvogue (229)
R. Pyne (Building Manager)

CHAIRPERSON: Denis Mockler Chaired the Meeting and declared that a Quorum was present. The Meeting opened at 6:00pm.

MINUTES: R. Pyne (Building Manager)

BUSINESS:

1. **MINUTES:**
Resolved that the Minutes of the Executive Committee Meeting held on 22nd January 2013, be approved as circulated.
2. **BUILDING MANAGERS REPORT:**
The Building Managers Report was tabled and adopted by the Meeting. A copy of the Building Managers Report is to be attached to and distributed with the Minutes. The Building Manager will place a sign in the building reminding all residents that birds can create problems for the building and should not be fed on the balconies.
3. **MATTERS ARISING FROM THE PREVIOUS MEETING:**
Dealt with in the Building Managers Report.
4. **FINANCIAL UPDATE:**
A discussion took place regarding the current financial status of the Strata Plan and it was **RESOLVED** to recommend to the Annual General Meeting that levies for the next Financial Year remain at the same level as the current Financial Year.
5. **NOISE:**
It was reported that there was still some music noise emanating from the commercial courtyards, and that there was also some noise coming from the "Artichoke" Café in Central

Avenue. Pacific Waves residents were urged to report any noise issues to the Building Manager and this will be followed up. The Building Manager was asked to liaise with the proprietors of Artichoke in regard to noise.

6. COURTYARD LICENSE AGREEMENTS:

It was **RESOLVED** that **CORCORANS LAWYERS** be engaged to draft new Courtyard License Agreements.

7. STRATA MANAGEMENT PROPOSALS:

Management Proposals from six (6) Strata Management companies were tabled and discussed.

It was **RESOLVED** that Robinson Strata Management not be reappointed as Strata Managers.

It was **RESOLVED** that **WHELAN PROPERTY GROUP** be appointed as Strata Managers for a period of one year.

Mr. Chris Whelan will be invited to attend the Annual General Meeting of Strata Plan 61139 to be held on Thursday 14th March 2013. It is anticipated that the changeover to the new strata managers will take place after the required one month's notice period to Robinson Strata Management.

8. ANNUAL GENERAL MEETING:

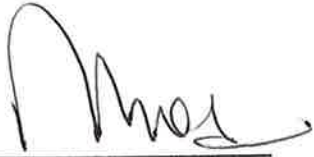
It was noted that the Annual General Meeting is to be held on Thursday 14th March 2013, and the Chairman urged owners to attend the AGM or to register Proxies for the Meeting.

9. CLOSURE:

There being no further business the Chairman declared the Meeting closed at 6:40pm.

10. NEXT MEETING:

The next Meeting of the Executive Committee of Strata Plan 61139 will be held at 6:00pm on Tuesday 14th May 2013.



Denis Mockler (Chairman)