



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

MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE OWNERS - STRATA PLAN NO. 61139	
Meeting Title	Executive Committee Meeting
Strata Plan Number	61139
Date & Venue	Tuesday 14 th May 2013 outside the Building Managers Office at 9-15 Central Avenue, Manly
Start Time	6:00 PM
Finish Time	6.30 PM
Present	Executive Committee: Lots: 8 S.Parker, 17 D.Mockler, 61 L.Wareham, 95 D.Glading, 96 F.Martinez De Morentin, 97 Z.Dybac, 119 M.Legaz & 122 G.Brown
In Attendance	Whelan Property Group: Andrew Uchino Northsore Domesic Services: Rod Pyne Lots: 36 S.Mulvogue, Lot 95 F.Glading, Lot 109 R.Stone & Lot 117 J & S Filewood
Apologies	Lot 11 G.Schaule
Chairperson	Denis Mockler

1.0 PREVIOUS MINUTES

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

2.0 FINANCES

RESOLVED: That the financials as tabled at the meeting be adopted.

That Whelan Property Group Pty Ltd be instructed to transfer \$580,000 into a term deposit account with Westpac for a 6 month term at a rate of approximately 4.15%.

3.0 DISCUSSION OF CTTT HEARING

RESOLVED: That the Executive Committee discuss the CTTT Hearing.

An overview of the CTTT hearing was provided to those present at the meeting. The member at the CTTT dismissed the application. The member of the CTTT did not see any reason to amend the original decision made by the Adjudicator.

D Mockler will draft a detailed letter to be sent to owners who made submissions in relation to the CTTT hearing in response to complaints raised which were included in the submission by the applicant, which were not allowed into evidence.

A note of thanks was tabled to Rod Pyne and those members of the executive committee who attended the hearing in support.

4.0 STORAGE CAGE REQUEST

RESOLVED: That the Executive Committee reject the request to install a storage cage within the car space lot in the car park.

The storage cage will affect the adjoining car spaces for entering and exiting their vehicle.

The owner is to be directed to the by-law, whereby an over the bonnet storage box (The Box Thing) is approved to be installed within the car space lot. Note, only (1) storage box is permitted within the car space lot.

5.0 DEVELOPMENT AT 17-19 CENTRAL AVENUE, MANLY – ENGAGEMENT OF CONSULTANT

RESOLVED: The Executive Committee ratify the engagement of Kerry Nash, Town planner to prepare a submissions of objection to Manly Council in relation to the proposed development at 17-19 Central Avenue, Manly.

The Executive Committee approve an initial budget of \$2500 for consultancy services provided by Kerry Nash. A further \$2500 is approved should further time/services be required to meet with council and prepare further submissions. The Executive Committee is to agree to the additional services / charges via email, before the consultant proceeds.

6.0 COURTYARD LEASES

RESOLVED: That D Mockler and Whelan Property Group Pty Ltd arrange a meeting with the solicitor (Graham Cochrane) in relation to the preparation of courtyard leases.

That the courtyard leases be available for review at the next executive committee meeting.

7.0 MATTERS ARISING

RESOLVED: That the following matters arising was discussed.

Sinking Fund Plan

A draft sinking fund plan prepared by the building manager was tabled and discussed.

That members of the executive committee review and provide comments for discussion at the next executive committee meeting.

Letter to Jah-Bar

That Jah-Bar be issued with a reminder to keep the footpath clear for the public. Heaters, tables and chairs are currently blocking the thoroughfare for the public.

Suggestion Box

A suggestion box will be put in place outside the buildings manager's office. The purpose of the suggestion box is to allow owners and residents to raise issues for the Executive Committee's consideration/attention.

Insurance Quotations

Whelan Property Group Pty Ltd is currently in the process of obtaining quotations for renewal of the insurance policy. The quotations will be forwarded to the executive committee for approval.

CLOSURE

The Chairperson declared the meeting closed with no further business at 6.30 pm.



Denis Mockler
CHAIRPERSON

26 / 06 / 2013
DATE