



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 21 st January 2014 outside the Building Managers Office at 9-15 Central Avenue, Manly
Start Time	6.05 PM
Finish Time	7.30 PM
Present	Executive Committee: Lots: 17 – D. Mockler, 61 – L.Wareham, 95 – D. Glading, 96 – F. Martinez De Morentin, 112 – R. Stone, 119 – M.Legaz & 122 – G. Brown
In Attendance	Whelan Property Group: Andrew Uchino (WPG) R&H Solutions: Rod Pyne (Building Manager) Lots: 18, 36, 50, 108 & 109
Apologies	9 – S. Parker
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 TREASURERS REPORT

RESOLVED: That the Treasurer’s report be tabled and adopted.

3.0 ACCOUNTS

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

4.0 BUILDING MANAGERS REPORT

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

Items completed since last meeting;

1. Removal of graffiti on door Henrietta Lane
2. Wash Down Building Central Avenue
3. Clear Blocked Drain Garbage Room
4. Repair Door Closer Commercial Garage Room
5. Repaint Walls – Garden near fountain and garden near ramp
6. Repaint hob 409a
7. Repaint Doors Ground Floor
8. Patch Painting – Various areas
9. Repair Wall light Level 6
10. Repair Kitchen Light Wiring 202a
11. Malfunction in Air conditioning switching – repaired – new controller has been ordered
12. Repairs and upgrades to video cameras
13. Purchased noise monitoring device – currently being trailed inside a unit
14. Inspection of irrigation system
15. Pest treatment of common areas
16. New canes purchased for ports on levels

Items currently in progress

1. Selection of plants for gardens above pool
2. Fit new door closer 806
3. Replace rotted gate 208a
4. Repair water leak 229
5. Glass around water feature
6. Fire evacuation procedures
7. New pressure reduction valve on cold water supply
8. Building management software continually being updated including online access for owners
9. Pressure wash doorway outside fire escape in Sydney Road

5.0 MATTERS ARISING

RESOLVED: That the Executive Committee discuss any matters arising.

5.1 Courtyard Ownership & License Agreements

It was noted that Building Management Committee (“BMC”) has control of the courtyard. It was further noted that a BMC Meeting is being held to table correspondence received and to determine next course of action.

The Executive Committee unanimously agreed to close the courtyard due to on-going issues with noise.

5.2 Application from Insitu for extension of inside trading hours to Midnight

Deferred until the BMC meet to discuss the courtyard ownership & license agreements.

5.3 Sinking Fund Plan

Deferred until the next meeting. The building manager, David Glading & Ray Stone will review the sinking fund plan and provide comments and recommendations at the next meeting.

5.4 Fire Evacuation plan/procedures

The Building Manager tabled a second quotation received from Solutions IE. A third quotation is being obtained for consideration at the next meeting.

5.5 Development at 17-19 Central Avenue, Manly

The Manly Independent Assessment Panel refused the application. There may be a possibility that the developer may take the matter to the Land and Environment Court.

5.5 Execution of Building Management Agreement with RH Solutions

Deferred until the next meeting.

5.6 Manly Council Payments for Alarms and Repair of Ducts

It was noted that Manly Council's property officer has advised that the work has been authorised, however no start date has been provided.

5.7 Review of Duties of Building Manager

It was noted that Greg Brown & Denis Mockler met with the building manager to discuss the issues raised by the Executive Committee. It was further noted that the Building Manager & Greg Brown will inspect the property together once a month.

5.8 Noise Complaints

It was noted that a number of noise complaints continue to be received, particularly noise associated with loud music at In Situ and patrons still in the courtyard areas after the 10.00 pm curfew. As agreed at the last Executive Committee Meeting, a noise monitor has been purchased and has been used inside an apartment on the 7th floor for the past couple of weeks. Greg Brown addressed the meeting and tabled the results. There appears to be general quietening of the area following the curfew and a spike in sound levels when (apparently) the rear doors are opened to allow patrons to use the toilets. The monitor will continue to be used and further results tabled at the next meeting.

It was further noted that the security company has been changed. The building manager felt the previous guards were becoming too familiar with the operators of the licensed areas, and their written reporting was lacking. The new security company produces a written report from detailing incidents for each night they are engaged. The cost of the new company is higher and those costs will be passed on to the licensees.

5.9 Asset Register

At the request of the treasurer, the building manager has undertaken the task of producing an asset register for items which are owned by the Owners Corporation that are not actually part of the building – e.g. computers, cameras, etc. This is almost complete and will be passed to the treasurer for verification.

5.10 Review need for tenant register and license agreement register

It was noted that the Building Manager will undertake a survey in order to establish a tenant register. The Executive committee agree to include an item on the AGM agenda for owners to provide agent and tenant details.

5.11 Electricity Account payments to be treated as shared facility expense – past & future

It was noted that the Treasurer had an independent electrician review the properties electricity usage and metering arrangements.

The metering set up is as follows:-

There is a separate meter in our electrical room for the following;

SP 61139 “Essential (Lighting)

SP 61139 “Non-essential (Power switches)

Cumberland Newspapers (Manly Daily)

Manly Council Car Park

Building car park SP 61139

Non-metered - this relates to the commercial shops who each have their own individual separate meters.

It appears that SP 61139 is paying for the following electricity for shared facilities:-

All outdoor street based lights

All courtyard lighting

All safety lighting

All electricity to heating/cooling towers

Commercial car park lighting and fans, pumps

Courtyard fountain

Emergency lighting to fire stairs

Retail toilets

Building manager’s office

From this, it must be accepted that SP 61139 are paying and have apparently paid for all the above.

The treasurer submits that as the Electricity account contains so much shared area cost , it should be treated as a shared facility account and be paid by the BMC shared 60/40 between SP 61139 & SP 61679.

The Strata Management Statement sets out the various percentages of each item and in what percentage they be shared but as each specific is not metered separately the only reasonable basis for cost sharing is as above.

The Executive committee agree to treat the electricity costs as a shared area cost as detailed above.

5.12 Review of electricity costs

The Executive Committee approve the quotation from Sustainability Now in the sum of \$1,490 Inc. GST for the preparation of an energy audit.

It was noted that WPG engaged Energy Brokers to obtain prices from various energy retailers. Momentum Energy offered the best price in overall costs. The estimated saving was approximately \$13,810 over the 36 months when compared to the current contract rates.

At this stage, the executive committee does not accept the offer from Momentum Energy. The executive committee instructs WPG to negotiate a discount with the current provider, Energy Australia.

5.13 Arrangements and date for AGM

It was noted that the AGM be held in March. That WPG and the treasurer meet to discuss the budget and levy contributions for the next financial year and table the budget for review at the next executive committee meeting.

6.0 GENERAL BUSINESS

RESOLVED: That the Executive Committee discuss any general business.

6.1 Owners present at meeting are invited to address meeting to raise some concerns

A number of owners present addressed the meeting in relation to the noise associated with loud music at Insitu and patrons still in the courtyard areas after the 10.00 pm curfew.

6.2 Plumbing Issues

It was noted that the buildings plumber has advised that the valves that are meant to isolate water in each unit are not of good quality and that many are inoperable. The plumber has not been able to locate any valves which isolate the building floor by floor, which means the whole building needs to be shut down to rectify a fault in a unit.

The plumber has suggested that each units isolation valves be inspected and where inoperable be changed with better quality valves which allows unit isolation in emergency situations. The estimate cost is approximately \$30,000.

The Executive Committee approve the inspection of each units isolation valve and replacement of valves (where required) and the installation of isolation valves on each level.

Storage Cage Request Unit 311

The executive committee request that the owner of unit 311 seek the written consent from the owner of the car space next to unit 311.

Box Thing Unit 503

The request from unit 503 to install a box thing is not approved, as it will protrude into the common property by approximately 1 metre and will cause problems for other residents.



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CLOSURE

The Chairperson declared the meeting closed with no further business at 7.30 pm.



Denis Mockler
CHAIRPERSON



DATE