

**MINUTES OF AN EXECUTIVE COMMITTEE MEETING OF
 "THE OWNERS" – STRATA PLAN No. 61139: 'PACIFIC WAVES' 9-15 CENTRAL
 AVENUE MANLY" HELD OUTSIDE OF THE BUILDING MANAGERS OFFICE AT
 9-15 CENTRAL AVENUE MANLY ON TUESDAY 22ND JANUARY 2013.**

- PRESENT:** G. Schaule (U206B)
 D. Mockler (U210)
 L. Wareham (U309B)
 G. Brown (U806)
 D. Glading (U507)
 F. Martinezde de Morentin (U508),
- SUBSTITUTE REPRESENTATIVE:** S. Parker (205A, 207B & 305B) Proxy to D. Glading (U507)
- IN ATTENDANCE:** S. Mermez (U304A)
 F. Glading (U304B – David Glading Nominees Pty Ltd)
 J. Robertson (U308A)
 R. & R. Stone (U704)
 J. Filewood (U801)
 R. Pyne (Building Manager)
 R. Fothergill (Robinson Strata Management)
- APOLOGIES:** M. Legaz
 Z. Dybac
- CHAIRPERSON:** Denis Mockler assumed the role of chairperson and declared the meeting open at 6.10pm.
- SECRETARY:** R. Fothergill (Robinson Strata Management)

1. MINUTES

RESOLVED: That the minutes of the last Executive Committee held on 23/10/2012 be approved as circulated.

2. MATTERS ARISING FROM PREVIOUS MEETING

The Building Managers Report – January 2013 was tabled and dealt with most items raised at the previous meeting and highlights some of motions of this agenda. A copy of the report is to be sent with the minutes.

3. FINANCIAL UPDATE

A discussion took place regarding the current financial status of the strata plan and it was **RESOLVED** that the two term deposits that are maturing should roll over at their existing term with no further deposit from the sinking funds current cash at bank.



4. NOISE

A discussion took place regarding the noise issues being experienced and it was agreed that most issues could be dealt with via motion 5 below.

5. COURTYARD LEASES

A document was tabled from F. Martinez de Morentin detailing some requirements that he proposes be included in the leases. This document is based on the Manly Independent Panel outcome. It was **RESOLVED** that this list be adopted and that a lawyer/solicitor be retained ASAP to draft the courtyard agreements.

It was further **RESOLVED** that the other suggestion included in the tabled document; for the introduction of a no smoking in common areas by-law be accepted and that the by-law be drafted to be put up for adoption at the upcoming Annual General Meeting.

6. BIKE RACK

RESOLVED: That the installation of the bike racks was approved to rectify the issue highlighted in the recent safety inspection report which indicated the bikes could cause a possible obstruction in their current location.

7. CTTT HEARING

Some of the details in the tabled document from Noble Mah-Hing were discussed and all owners were invited to put in submissions to the CTTT. This can be undertaken by writing to the CTTT via the following details.

The submissions need to be received by 29th January 2013.

Ref No: SCS 12/53695.

Address: CTTT

GPO Box 4005

Sydney NSW 2001

8. POOL RULES

As detailed in the Building Managers Report; the new access requirements and conditions have resulted in less incidents with only minor problems now being experienced and dealt with.

CLOSURE

The meeting closed at 7.05pm

NOTES:

- WHS & Asbestos Report - The actions taken to rectify the issues raised in the safety and asbestos report from Solutions IE were tabled and with the bike rack installation approved in motion 6 above have finalised the matters.
- Fire Alarms – As advised in the Building Managers report it is hoped that the solution for the false alarms has been discovered and rectified. Rod Pyne will be raising the issue of the false alarm fees with council and report back to the Executive Committee.



- Unit 203B TILING - The request by Unit 203B to lay tiles in her hallway and living area is approved with the condition that sufficient underlay is used and that the owners take responsibility for any future maintenance. It is noted for clarity sake that the hallway approved is inside the unit, not the shared vestibule.
- SWIPE CARDS – It was agreed that the distribution of the swipe cards to residents for free can continue at the building manager's discretion.
- The items raised by M. Legaz re replacement of the carpet pieces at the 1st floor car park and the storage box obstructing a car space would be dealt with by the building manager.
- BUILDING MANAGERS LEAVE - With the building manager Rod Pyne on leave from the 25th January to 11th February it is noted that an employee of his will be available as required and that he will be checking his messages once a day. During his absence David Glading has volunteered to deal with any issues, once David returns from Annual Leave, and the strata managing agent is available for any matters during business hours.
- FUTURE MEETINGS – It was agreed by the Executive Committee that an Executive Committee meeting would be held at 6.00pm on the 2nd Tuesday of the month, every 2 months:

DATES

Tuesday 12th March 2013

Tuesday 14th May 2013

Tuesday 9th July 2013

Tuesday 10th September 2013

Tuesday 12th November 2013

Denis Mockler (Chairman).