



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 24 th September 2013 outside the Building Managers Office at 9-15 Central Avenue, Manly
Start Time	6.00 PM
Finish Time	7.15 PM
Present	Executive Committee: Lots: 9 – S. Parker, 17 – D. Mockler, 95 – D. Glading, 97 –Z. Dybac, 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: 95 F.Glading & Lot 117 J.Filewood
Apologies	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 August 2013 be noted.

3.0 TREASURERS REPORT

R.Stone addressed the meeting and tabled the treasurer’s report. It noted that a meeting be held with the treasurer, building manager and strata manager, to discuss the accounts and determine procedures for the approval and authorisation of invoices.

4.0 BUILDING MANAGERS REPORT

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

Items Completed since the last meeting

The following common property items have been attended to since the last meeting;

- Replacement of fire detector in unit 219
- Repairs to intercoms – Units 601, 407a, 410b, 234, 229, 219 & 214
- Repairs to TV aerial
- Repaint entry doors to unit 307
- Repair Water Leak Unit 219
- Repairs to Residential garage roller door
- Clear blocked drains Units 602 & 502
- Repaint Balcony hob Unit 509 & 510
- Installation of building management software
- Cooling Tower inspections by NSW Health & Manly Council
- Pressure washing of courtyard
- Replacement of pump on spa

Items currently in progress

The following common property items are currently in progress;

- Replacement of plants above water feature
- Repaint Hobs on Balcony – Unit 403b
- Repair intercom Unit 218
- Water leak into Unit 221
- Repairs of fire detectors to various units

Development at 17-19 Central Avenue, Manly

The Building manager provided an update and advised that there is still no determination of the development application lodged for 17-19 Central Avenue. The DA has been under review for over 2 months.

Building Manager Liaison

It was noted that the Building Manager is to liaise/report to D.Glading in relation to building and common property issues.

Building Expenditure

That the Building Manager be instructed to prepare a list of items that require attention in the next 6 months, for budgeting purposes.

5.0 DRAFT COURTYARD LICENSE AGREEMENTS

The Executive Committee discussed the draft courtyard license agreements and made the following comments;

- The determination of the Manly Independent assessment panel has not been included
- The Saturday Hours are incorrect
- The payment for the security guard has not been included
- The ownership of the courtyard is still under investigation and needs to be determined.

It was noted that advice in relation to ownership of the courtyard be obtained from the solicitor who drafted the original license agreements.

6.0 MATTERS ARISING

RESOLVED: That the Executive Committee discuss any matters arising.

6.1 Discussion on format of Minutes of Meeting

It was noted that items that have not been addressed by the executive committee are to be included on meeting agendas/minutes until items are addressed. The building manager is instructed to compile a list of outstanding items for inclusion on the agenda for discussion at the next meeting.

6.2 Discussion on the execution of the Agency Agreement with Whelan Property Group

It was noted that the agency agreement with WPG has not been executed. That a sub-committee be elected to execute the agency agreement with WPG.

6.3 Insurance Valuation

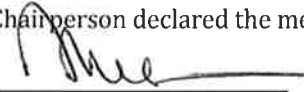
It was noted that there is no building valuation on file. The EC instruct WPG to obtain a building valuation for insurance purposes.

6.4 Locks

The EC approve the purchase of 20 locks to be kept onsite and installed by the buildings preferred handyman, when required.

CLOSURE

The Chairperson declared the meeting closed with no further business at 7.15 pm.



Denis Mockler
CHAIRPERSON

10/12/2017
DATE