

THE OWNERS CORPORATION OF STRATA PLAN NO. 61139

**MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF STRATA PLAN NO. 61139
HELD ON MONDAY 24TH NOVEMBER, 2014 OUTSIDE THE BUILDING MANAGERS
OFFICE, 9-15 CENTRAL AVENUE, MANLY AT 6.00PM.**

- PRESENT:** Mrs S Parker, Ms L Wareham, Mr D Glading, Mr F Martinez de Morentin, Mrs Z Zybac, Mr R Stone and Mr G Brown.
- IN ATTENDANCE:** Mrs P O Mulvogue, Mr D Richards, Mr A Westacott, Mrs J Robertson, Mr A D Longfellow, Mr T Strati (Building Manager) and Ms N Hopkins of Lamb & Walters.
- CHAIRMAN:** Mr G Brown.
- 1. MINUTES:** Resolved that the Minutes of the last Executive Committee Meeting held on 27/8/14 be confirmed as a true and accurate record of that meeting.
- 2. FINANCIAL STATEMENT:** The Treasurers Report was tabled.
- Resolved that the Financial Statement to 13/11/14 as tabled be accepted.
- 3. BY-LAWS:**
- i. Mr Brown gave an update on behalf of the By-law sub-committee outlining the various By-laws that are needed at Pacific Waves.
 - ii. Resolved that the Executive Committee approve the costs agreement and disclosure of Le Page Lawyers dated 2/10/14 and to take all actions the subject of and incidental to the work detailed therein.
 - iii. Resolved that the Executive Committee authorise the managing agent or two executive committee members, namely Mr Brown and Mr Martinez de Morentin to instruct Le Page Lawyers in relation to the work outline in the costs agreement and disclosure and all actions the subject of and incidental work detailed therein.
- 4. COURTYARD LICENCES:** Mr Brown gave an update to the Meeting regarding the Courtyard Licences.

5. BUILDING MANAGERS REPORT:

- **Unit 803 Special Access Request**
Resolved that the request from Unit 803 to have access to his level and an alternate level be declined.

- **Continuing By-law Breaches**
Unit 206a – By-law 10
Resolved that a Notice to Comply be issued to the Owner of Unit 206a for their breach of By-law 10.

Unit 206b – By-law 10
Resolved that a Notice to Comply be issued to the Owner of Unit 206b for their breach of By-law 10.

- **Handrail**
Resolved that the quotation from A & E Metal to supply and install a stainless steel handrail to the front steps in the amount of \$1200.00 be accepted.

- **Programmed Maintenance of Balcony Roller Doors**
It was agreed that the Building Manager commence a programme for annual maintenance of the balcony roller doors. The likely timing for this would be when the annual fire inspections to each unit are done. Additional monies to be put into next years Budget.

6. DEVELOPMENT APPLICATIONS:

Mr Stone gave an update on two (2) development applications.
17-19 Central Avenue, Manly – Council have approved DA.
39-46 Sydney Road, Manly – S96 lodged and we await outcome.

7. POOL FENCING UPGRADE:

Resolved that the quotation from Premier Glass in the amount of \$12,400.00 for the installation of new glass balustrading of the pool area to comply with pool fencing legislation amendments that commence 1st April, 2014 be accepted.

It was agreed that before this work is carried out a quotation is to be obtained to enclose the whole pool area in glass as was the original concept for the area.

8. NOTICE TO COMPLY:

Unit 305a – By-law 16

Resolved that a Notice to Comply be issued to the residents of Unit 305a for their breach of By-law 16.

Unit 405a – By-law 16

Resolved that a Notice to Comply be issued to the Owner of Unit 405a for their breach of By-law 16 should it continue after 30days.

Unit 505 – By-law 16

Resolved that a Notice to Comply be issued to the Owner of Unit 505 for their breach of By-law 16 should it continue after 30 days

**6.GENERAL
BUSINESS:**

Bollards on Henrietta Lane Side

Manly Council (MC) have requested that we remove the chain between the bollards that the Owners Corporation (OC) have installed on the Henrietta Lane perimeter. This request was declined by the Executive Committee for the following reasons:

i.The OC has recently been targeted on 3 occasions by illegal dumpers dumping large bulky goods on the CP. This was reported to MC but MC could not assist the OC.

ii.The CP is being used as a daily parking facility for many motorbikes. Sometimes up to 10 motorbikes.

iii.The motor bikes are often being parked in front of the fire stair doors causing them to be blocked.

iv. Vehicles are mounting the kerb to park on the CP.

Lattice Screening – Manly Paradise Building

Mrs Zybac advised that she has contacted the Strata Manager of Paradise Building to request that they ask the owner who has lattice screen installed on their balcony to ensure that it is secured as it has been seen blowing in the wind which is of concern.

Carwash

Mr Strati advised that the carwash can still be used by residents but there are strict instructions that need to be complied with. Residents to see Mr Strati for these instructions before using the carwash.

Request for Cupboard on Balcony Unit 509

Mrs Dybac left the room.

Resolved that Mr and Mrs Dybac be given permission to install a cupboard. The process is to be managed by the Building manager but some conditions will be:

- Cupboard must be of similar design, colour and material as cupboard already installed.



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- All work is to be carried out in a tradesmanlike manner
- Any damage caused to the common property or person as a result of the installation of the cupboard is the responsibility of the owners of Unit 509.
- All future maintenance of the cupboard is the responsibility of the owners of Unit 509.

Executive Committee Meeting Schedule

Executive Committee Meetings have been scheduled as follows:

Tuesday 17th February @ 6pm

Tuesday 12th May @ 6pm

CLOSURE:

As there was no further business the meeting closed at 7.05pm.