

THE OWNERS CORPORATION OF STRATA PLAN NO. 61139

**MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF STRATA PLAN NO. 61139
HELD ON WEDNESDAY 27TH AUGUST, 2014 OUTSIDE THE BUILDING MANAGERS
OFFICE, 9-15 CENTRAL AVENUE, MANLY AT 6.00PM.**

- PRESENT:** Mr D Glading, Mrs Z Zybac, Mr R Stone and Mr G Brown.
- PROXIES:** Mrs S Parker in favour of Mr D Glading.
Mr F Martinez de Morentin in favour of Mr D Glading.
- APOLOGIES:** Mrs Parker and Mr Martinez de Morentin.
- IN ATTENDANCE:** Mrs F Glading, Mr J & Mrs P Moore, Mr A Noble, Mr E Martinez de Morentin,
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
28/5/14 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 31/7/14 as tabled be accepted.
- 3. BUSINESS ARISING: Damage to Door Unit 227**
It was agreed to not pursue the re-imbusement of costs for the repair of the front
door of Unit 227 as there was no proof who actually caused the damage.
- 4. INCOMING
CORRESPONDENCE:** No incoming correspondence to note.
- 5.BUILDING MANAGERS
REPORT:** i. The Building Managers report was tabled. Vote of thanks was given to Mr Strati
for all his extra work and such a thorough report.

ii. Resolved that the decision to purchase new office furniture, computer
equipment, stationery, lockable key cupboard for Buildings Manager's office at an
approximate cost of \$2500.00 be ratified.

iii. Resolved that the number of security FOBS issued to each Owner be limited as follows:

1 bed: 3 fob

2 bed: 4 fobs

3 bed: 6 fobs

Further resolved that the appropriate By-law be drafted and tabled at the next Annual General Meeting for adoption by the Owners' Corporation.

iv. Resolved that the request from the Owner of Unit 232 to have FOBS coded for car park access be denied.

NB: It will be up to the Lessor to supply access to the Lessee for the car park.

v. Resolved not to issue a lift master access FOB to Nicholson Real Estate.

vi. Resolved not to issue a lift master access FOB to Ray White Real Estate.

vii. Resolved not to issue the Owner of Unit 804 special access to Levels 3 & 4 in addition to level 8. Lot Owner can access relevant apartments using dedicated FOB'S.

viii. Mr Brown moved and Mr Glading seconded that an amendment be made to the below motion to include an additional \$3200.00 for the purchase 100 extra handles for the fire stairs and spares.

Resolved that the decision to upgrade the previously purchased door handles that were not suitable for Pacific Waves with a suitable model at a cost of approximately \$4000 be ratified and further resolved that an additional 100 handles be purchased at a cost of \$3200.00

ix. Resolved that approval be given for the purchase of 2 new lounge tub chairs and a coffee table. Mrs Martinez de Morentin to be asked to handle the purchase. Budget of \$1800.00.

x. Resolved that a proposal to repeal and replace the existing flooring by-law at the next AGM be prepared. Solicitor to draft new By-law. Flooring requiring attachment to the common property slab will not be permitted.

xi. Resolved that a By-law be prepared to ban the use of the gas connection on the balconies for anything other than an appropriate BBQ.

xii. Resolved that the decision to have bollards installed in the area beneath the awning, Henrietta Lane at a cost of \$2300 be ratified.

xiii. Resolved that a subcommittee of three (3) be elected to review the breach of By-law 16 by residents. Mrs Zybac, Ms Wareham and Mr Brown were elected to the sub-committee.

xiv. Resolved that permission be given to the Owner of Unit 503 to install a storage box in their car park under certain conditions.

xv. Resolved to defer giving permission to the Owner of Unit 311 to install a cage in the unique triangular space next to their car space.

xvi. Resolved that permission be given to Unit 703 to modify common property by removing the tongue latch in the front door to their apartment subject to fire contractor confirming front door will still be compliant.

xvii. Resolved that the decision to accept the quotation from Personality Garage Doors in the amount of \$6540.00 for the replacement of the main garage door be ratified.

xviii. The Owner of Unit 806 left the room while this item was considered. Resolved that the Owner of Unit 806 be permitted to modify the handrail that forms the perimeter to their car space as long as the handrail remains compliant with the Australian Standards.

xix. Resolved that quotations be obtained for the installation of a handrail at the steps to the main lift lobby, front entry.

xx. Resolved that the quotation in the amount of \$9614.00 (after rebate) for the installation of LED lights with a sensor technology in the north and south fire stairs be accepted.

xxi. Resolved that the decision to install 8 additional cameras at a cost of \$3454.00 by Eclipse Security Solution be ratified.

xxii. This item was not discussed.

xxiii. The operating hours for the courtyard licences and duration of the licence period and conditions was discussed at length.

Resolved that the licence agreement terms be upheld and advice be sought from Le Page Lawyers on how to have this affected as soon as possible.

xxiv. Resolved that Mr Brown write a letter to the Owner of Unit 233 responding to their complaint.

xxvi. Resolved that decision to retain Kerry Nash (Town Planner) in relation to the development application for 17-19 Central Avenue, Manly be ratified. There was no further updates on the DA at this stage.

xxvii. Resolved that the application from Unit 510 to install a water tap on their balcony be approved.

xxviii. The Building Manager addressed the meeting advising that it is apparent that the hot water supply pipes are being contaminated by the cold water supply pipes which service all lots, this occurrence is the reason for the long delay in an apartment receiving hot water and also a contributor to the higher than average usage of gas to heat water in the building. To rectify this situation the OC require the installation of one way isolation valves to every lot. This is an Owners' Corporation expense, at \$240.00 + GST per lot.

In addition to the above, Lot Owners at their cost, at their request, can have the contract plumber at the same time replace the tempering valve in their lot, at a cost of \$130.00 + GST. The tempering valves have now exceeded their expected life cycle and this would be an opportune time, with economical advantage to have them done. For an extra \$50 + GST Owners can also have their washing machine isolation valves replaced with one way isolation valves which will further stop the cross contamination of hot water and cold water within the lot.

6.GENERAL BUSINESS:

Request for Gas Cock Outlet Unit 235

Permission is not to be given to the Owner of Unit 235 to install a gas cock outlet in the apartment. An amendment is also to be made the current By-laws to cover this.

Upgrades to Gym

It was agreed not to carry out any upgrades to the gym at this time.

Sub Metering of Hot water System

As funds are available in the current Budget it was agreed that the quotation from Paul Read Plumbing to install a Gas Meter (\$3950 + GST) and Water Meter (\$2460.00 + GST) be accepted. Installing these meters will enable the Owners' Corporation to effectively monitor the water and gas usage in the hot water heating system. These meters are essential tools enabling the OC to compare the usage of water and gas, before and after the proposed one way isolation valves are installed.

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Sealing of Balcony Unit 708

It was agreed to approve the request from Unit 708 to seal the balcony at their own cost as long as they indemnify the Owners Corporation from any future maintenance or replacement of the sealant.

Cleaning and Gardening Duties

It was agreed that the current cleaner/gardeners duties be reduced to, cleaning only. It was further agreed that the cleaner would be paid an additional \$2400.00 per annum. The Building Manager is to prepare a revised scope of works and monitor the cleaners performance against this scope.

It was agreed that the quotation from D Emery Gardening Services be accepted for the following:

- i. Overhaul the pool area gardens one off (\$1496)
- ii. Pruning and clean all garden beds one off (\$605)
- iii. Monthly gardening service fee (\$440)

The total cost to the Owners' Corporation for cleaning and gardening services will remain almost the same. The Building Manager is hopeful that the overall service to Pacific Waves will be improved.

Application to NCAT

The Order from NCAT to alter the end of financial year date for the strata plan is expected in the next week.

Driveway Grate

Mr Strati left the room.

A quote from Tony Strati in the amount of \$3300.00 was tabled for the repair of the driveway grate. As this is a BMC item it will be referred to their next meeting.

It was agreed in principal that quotations from Tony Strati would be considered in conjunction with other quotations. Another local Building Tony Strati works with have advised that they have been happy with his workmanship.

Smoke Issue Unit 703

The Owners of Unit 703 have issues with smoke entering their unit from another apartment. It was agreed that a special smoking By-law needs to be adopted to set out the responsibility of residents not to allow their smoke to emanate from their apartment into another unit or the common property. By-law to be drafted and considered at the next AGM.



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In addition the Building Manager will have the area around the vents to the apartment checked.

Executive Committee Meeting Schedule

Executive Committee Meetings have been scheduled as follows:

Tuesday 11th November @ 6pm

Tuesday 17th February @ 6pm

Tuesday 12th May @ 6pm

CLOSURE:

As there was no further business the meeting closed at 8.00pm.