



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	Wednesday 26 th June 2013 outside the Building Managers Office at 9-15 Central Avenue, Manly
Start Time	6.05 PM
Finish Time	6.45 PM
Present	Executive Committee: Lots: 9 – S. Parker, 11 – G. Schaule, 17 - D. Mockler, 95 – D. Glading, 119 M. Legaz & 122 - G. Brown
In Attendance	Whelan Property Group: Andrew Uchino (WPG) North Shore Domestic Services: Rod Pyne (Building Manager) Lots: 16 A.Metcalf , 95 F.Glading, & 112 R.Stone Builder representing Lot 123: John
Apologies	Lots: 96 – F. Martinez de Morenti
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 May 2013 be noted.



3.0 BUILDING MANAGERS REPORT

Electricity Analysis

The Building Manager tabled an electricity cost analysis report, which shows the significant decrease in electricity usage and costs savings, since the installation of energy efficient lighting throughout the building.

False Alarm Charges

The Building Manager advised that Manly Council has not paid the false alarm charges, caused by the fire equipment in the council car park. The equipment was not being maintained, which caused the fire alarms to trip. The Building Manager will continue to follow up Manly Council and will seek assistance from WPG (if required), to recover the costs.

4.0 COURTYARD NOISE

RESOLVED: That the Executive Committee discuss courtyard noise.

The Building Manager advised he has only received 1 complaint in the last 5 months, since the security guards have been in place.

The Building Manager has met with the owners of the restaurants. The owners expressed they are not happy with the costs of the security guard and requested hours be reduced, in order to reduce costs.

Security Guard hours will change from Thursday to Sunday 9.00pm-1.00am to Friday & Saturday 8.00 pm – 12.00am and will be monitored. Should the restaurants fail to comply and complaints are received, the security guards will be reinstated to Thursday to Sunday 9.00pm-1.00am. In addition, the rear gate to restaurants will be locked at 8.00 pm and the glass doors (to amenities) will be locked at midnight.

5.0 COURTYARD LICENSE AGREEMENTS

RESOLVED: That the Executive Committee discuss the courtyard license agreements.

A letter from Graham Cochrane, Solicitor has been received and was tabled. Graham Cochrane is 95% confident that the areas, in the subject of the license agreements are part of the common property in SP 61679 (Commercial).

A subsequent report from A Allen Consulting Surveyors Pty Ltd was also received and tabled. The report states that the areas forms part of the common property in SP 61679. The Opinions were formed on the basis of reviewing the plans for SP 61139, SP 61679 & DP 882673. No visual inspection or survey of the site was undertaken.

The Executive Committee wishes to proceed with the engagement of a property surveyor, to attend the site and determine the ownership of the area. That WPG be instructed to seek quotations and forward to the Executive Committee for approval.

That WPG also be instructed to search the records and locate the original executed license agreements.

Once all the information is at hand, a meeting will be held with Graham Cochrane to determine next steps in finalising the license agreements.



6.0 APPLICATION FOR TILES | UNIT 807

RESOLVED: That the Executive Committee approve the tiles application from unit 807, subject to the following conditions;

- That the acoustic underlay meets BCA requirements; and
- Should the Corporation receive any complaints about noise penetration into other units, the Owners Corporation is in a position to request that the owner install adequate floor coverings and/or remove the tiles and replace with carpet.

7.0 MATTERS ARISING

RESOLVED: That the Executive Committee discuss any matters arising.

Executive Committee Resignation & Replacement

It was noted that G.Schaule has put in his resignation from the Executive Committee and as Treasurer. It was noted that R.Stone (Lot 112 Unit 704), be nominated to fill the vacancy on the executive committee.

Development at 17-19 Central Avenue, Manly

It was noted that Kerry Nash, Town Planner lodged objections to Manly Council in relation to the proposed development, on behalf of the Owners Corporation.

The application has been referred to an independent assessment panel in council. A response from council should be received within the next month.

Next Meeting

The next meeting will be held on Tuesday 6th August 2013, at 6.00 pm, outside the Building Managers Office.

It was noted, Executive Committee Meetings be held every 6 weeks. The Building Manager will prepare a timetable and place it on the notice board, for owner's perusal.

CLOSURE

The Chairperson declared the meeting closed with no further business at 6.45 pm.



Denis Mockler

CHAIRPERSON



DATE