

**THE OWNERS CORPORATION OF STRATA PLAN NO. 61139**

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**MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF STRATA PLAN NO. 61139  
HELD ON WEDNESDAY 3<sup>RD</sup> AUGUST, 2016 IN THE OFFICE OF LAMB & WALTERS,  
53 SYDNEY ROAD, MANLY AT 6.00PM.**

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- PRESENT:** Mr D Glading, Mr G Brown, Mr R Stone, Mrs S Stow and Mrs D Zybac.
- PROXIES:** Mr F M de Morentin in favour of Mr D Glading.  
Mrs S Parker in favour of Mr G Brown.
- IN ATTENDANCE:** Mr O & Mrs K Isaacs, Mr S & Mrs P Mulvogue, Mr T Strati (Building Manager) and Ms N Hopkins (Lamb & Walters).
- CHAIRMAN:** Mr G Brown.
- 1. MINUTES:** Resolved that the Minutes of the last Executive Committee Meeting held on 16/2/16 be confirmed as a true and accurate record of that meeting.
- 2. FINANCIAL STATEMENT:** Resolved that the Financial Statement to 30/6/16 be accepted.
- 3. PROPOSED BUDGET:** Resolved that the Proposed Budget for presentation at the AGM be accepted which has the overall Strata Levies being maintained for the next twelve (12) months.
- 4. BUILDING MANAGERS REPORT:** Mr Strati tabled his Building Managers report and it was accepted.
- Q. Resolved that Geo Surv be engaged to monitor the building next door to ensure that they are in accordance with the DA approved plans at a cost of \$2500.00 + GST.
- R. The Owner of Unit 225 has not complied with Notice to Comply or a number of follow ups about their unapproved flooring.  
Resolved that the breach of By-law 14 & 70 for unapproved flooring by Unit 225, Lot 32 be taken to Mediation Services Unit then if matter not resolved the NSW Civil & Administrative Tribunal (NCAT)
- S. Resolved that the Owner of Unit 209 be given permission to install:
1. an outdoor gas cock for cooking.
  2. an outdoor power point
  3. an outdoor tap to wash the balcony tiles.
- All future maintenance of the additions is to be the responsibility of the Owner of Unit 225 in perpetuity.

T. It was agreed that an expanded quotation be obtained for SOS Epoxy to the car park ramp and surrounding area.

U. It was agreed that the Cleaner be asked to submit a new cleaning contract which can be tabled at the upcoming AGM.

## **5. WORK ORDER**

### **SYSTEM:**

It was agreed that an electronic work order system may be beneficial for Pacific Waves. Resolved that a Work Order Sub-Committee of Samantha Stow, Ray Stone and Greg Brown be formed to ascertain if the appropriate product is available.

## **6. NBN CONNECTION:**

It is recommended that, due to connection delays, Residents don't rush into switching to the NBN. One EC member reported being without a home telephone line for six (6) weeks.

## **7. REVIEW OF STRATA**

### **LEGISLATION:**

Strata Manager gave an overview of the top 10 changes. More information will be circulated to Owners in coming months.

## **8. ISOLATE GAS**

### **CONNECTION:**

The Building Manager advised that there are several gas cocks in the basement carpark. The gas cocks need to be identified displaying which unit numbers each one is for so in the case of an emergency the gas can be isolated to that part of the building. The Building Manager advised that this is being arranged in September 2016.

## **9. BY-LAW PREVENTING**

### **SHORT TERM RENTALS:**

The Chairman advised that although the DA conditions already prohibits short term rentals at Pacific Waves it may be prudent to have a Special By-law in place. Resolved that a Special By-law be proposed at the upcoming AGM.

## **10. FINANCIAL IMPACT**

### **LOW RISE ROOF:**

The Chairman advised that the Legal opinion obtained from Clarke McKann Lawyers advised that the roof repairs are the sole responsibility of SP61139.

## **11. COMMON AREA**

### **CARPET UPDATE:**

Ms Stow gave an update on the replacement carpet options she is preparing for presentation at the upcoming AGM. The estimates are in the \$100,000-\$110,000 range.

## **12. STRATA MANAGERS**

### **CONTRACT:**

The Strata Manager advised that due to the commencement of the new Strata Legislation on the 30<sup>th</sup> November, 2016 that they will have to have a new contract in place as their current one has expired. This will be a motion for the upcoming AGM.

**13. AGM DATE:** Resolved that the Annual General Meeting be held on Wednesday 31<sup>st</sup> August, 2016.

**14. GENERAL BUSINESS: Unit 209 Alternation/Additions Proposal**

The Owners of Unit 209 presented a proposal to install a Vergola and two (2) glass enclosures. The Executive Committee discussed the proposal and were concerned about the potential precedent this could create. The Executive Committee could not support this proposal presently but would be willing to review again after the neighbouring development reaches lockup stage and the full impact known.

**Bunnings Store Credit Card**

It was agreed that The Building Manager and Painting Contractor for Pacific Waves be given access to a Bunnings Store Credit Card with a \$2500.00 limit.

- At time of purchase tax invoice but be kept in Building Managers office so that when the monthly statement arrives all invoices are cross checked.
- The statement will be reviewed by the Treasurer each month.

**Building Manager – Additional works**

It was agreed that on occasion the Building Manager, Tony Strati, may be given the opportunity to quote on building repairs/works providing he has the correct licence for the work and appropriate insurance. This can be authorised by a member of the Executive Committee.

**Exhaust Fumes – New Brazilian Restaurant**

It was agreed that the services of a Private Certifier be engaged (limit of \$1000) to determine if the exhaust system installed at 42 North Steyne is in accordance with The DA conditions. Mr Stone to liaise.

**Bollards – Central Avenue**

The Chairman to discuss the possibility of having Bollards installed in the pavement Central Avenue to protect the concrete columns when vehicles are turning.

**Henrietta Lane – Dining Area**

It was noted that the plan is for Henrietta Lane to become a dining space for the general public after 8am each day.

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