

THE OWNERS CORPORATION OF STRATA PLAN NO. 61139

**MINUTES OF THE STRATA COMMITTEE MEETING OF STRATA PLAN NO. 61139
HELD ON TUESDAY 31ST JANUARY, 2017 IN THE OFFICE OF LAMB & WALTERS,
53 SYDNEY ROAD, MANLY AT 6.00PM.**

PRESENT: Mr D Glading, Mr G Brown, Mr R Stone, Mrs S Stow, Mr P Brown, Mr D Mockler,
Mr J Legaz and Mr F de Morentin.

APOLOGIES: Mr O Isaacs.

IN ATTENDANCE: Mrs P Mulvogue, Mrs J Robertson, 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
25/10/16 be confirmed as a true and accurate record of that meeting.

2. FINANCIAL STATEMENT: Resolved that the Financial Statement to 20/1/17 be accepted.

3. BUILDING MANAGERS REPORT:

Resolved that the Building Managers Report be tabled and accepted.

- Low rise roof works schedule to start 6/2/17 and should take about 4 weeks.
- It was agreed to obtain a quotation for stainless steel piping to be installed on the external of the building facing Henrietta Lane to prevent garbage trucks from hitting and damaging the building.
- Pool remedial works to be scheduled for June 2017.
- A formal complaint to be lodged in relation to roof of neighbouring development where they have installed a parapet that was not in the DA approval.
- Strata Manager to obtain a Fee Proposal for the consolidation of the By-laws which is required to be completed by 30/11/17.

Strata Manager also advised that they have a window lock By-law that the Scheme may choose to adopt at the next General Meeting.

4. SHORT TERM RENTALS & NOTICE TO COMPLY

UNIT 402B: The Building Manager reported that he now searches the various short term rental sites weekly to check whether any residents/lot owners are attempting to rent apartments and or rooms in breach of both the building's Development Application Approval and the existing Bylaws. Some were located and breach notices will be recommended.

Resolved that the Strata Manager issue a Notice to Comply to Unit 402B for breaching Special By-law 11, Prohibition of Short Term Accommodation.

Resolved that warning notices be sent to the owners of units 223 and 306A

**SHORT TERM RENTAL
BREACHES:**

Building Manager to continue monitoring online advertisements for short term stays and notify Strata Manager of any activity so that formal action may be taken.

**5. FLEXIBLE WATER
PRESSURE HOSE
FAILURES:**

Recently a flexible water pressure hose failed and caused substantial damage to the apartment below. Flexible water pressure hoses are Owners responsibility and are relatively inexpensive to replace compared with the cost of damage rectification.

It was agreed that a letter be sent to all Owners reminding them of their obligation to ensure their hoses are in a state of good repair. Building Manager to obtain a price for hose replacement from the Plumber used at Pacific Waves. Owners will be offered the service to have theirs changed at their cost but will be reduced due to the number that may be attended to.

**6. SAFETY
INDUCTION FOR
POOL, SPA & GYM:**

Resolved that safety induction for pool, spa and gym be carried out for all new residents and lot owners before access is activated. It will also be available to current residents if they are interested.

**7. POOL USE AND
BEHAVIOUR:**

Over the recent holiday season there were a number of incidents related to pool use breaches. Mr Stone reported that it was the worst season he had witnessed. He also requested that the Building Manager not take holidays during this busy time.

Resolved that the Strata Manager issue a Notice to Comply be issued to the following offenders:

Unit 209
Unit 212
Unit 223

Further resolved that additional security cameras be installed covering the pool area at a cost of \$2500.00.

8. BRAZA

RESTAURANT:

Mr Stone advised that he attended Northern Beaches Council along with the neighbouring Building with the intention of having a meeting to discuss the poor handling/outcomes being achieved in relation to the pollution from Braza Restaurant. Unfortunately, no one would meet with them. They delivered all their correspondence and were told a response would be forthcoming within 14 days.

9. 17-19 CENTRAL

AVENUE:

The Building Manager to contact the Project Manager next door and report some areas that need rectification/painting be carried out.

NEXT MEETING:

The next Executive Committee Meeting to be held Tuesday 2nd May, 2017.

CLOSURE:

As there was no further business the meeting closed at 7.20pm.