

THE OWNERS CORPORATION OF STRATA PLAN NO. 61139

**MINUTES OF THE STRATA COMMITTEE MEETING OF STRATA PLAN NO. 61139
HELD ON TUESDAY 11TH JULY, 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 O Isaacs, Mr P Brown, Mr J Legaz and Mr D Mockler.

PROXIES: Mr F Martinez de Morentin in favour of Mr D Glading.

APOLOGIES: Mr F Martinez de Morentin.

IN ATTENDANCE: Mrs M Lindsay, Mrs P Mulvogue, Ms J Gunn, Ms K Williams, Mr D Chapman, Mr T Strati (Building Manager) and Ms N Hopkins (Lamb & Walters).

CHAIRMAN: Mr G Brown.

1. MINUTES: Resolved that the Minutes of the last Strata Committee Meeting held on 10/5/17 be confirmed as a true and accurate record of that meeting.

2. FINANCIAL STATEMENT: Resolved that the Financial Statement to 30/6/17 be accepted.

3. BUILDING MANAGERS

REPORT: Resolved that the Building Managers Report be tabled and accepted.

1.
 - c. Resolved to proceed with the completion of the safety railings on roof at an estimated cost of \$6000.00.
 - d. Building Manager advised that Unit 221 tiling works will be done by the end of July and then others will be programmed as required.
 - e. Pool works to be deferred to July 2018. A larger scope of works will be carried out at this time (estimate \$25,000).
 - h. 3 extra conditions have been placed on the owners corporation in relation to the generator installation:
 - concept plan
 - mechanical ventilation plan
 - enclosure drawingThe Building manager advised that he had arranged for the contractor to secure Council approval/signoff all this at a cost of \$4200.00.
2.
 - The proposal to tint windows along level 2 low rise hallway was withdrawn.

4. FAÇADE COLOUR CHANGE:

Resolved that the façade colour change on lower sections of the facade which incorporates the existing Cream and Green but removes the yellow was approved.

- 5. CARPET:** Resolved that the carpet, as presented by Mrs Stow and in accordance with the attached recommendation be approved subject to approval of the carpet Budget at the Annual General Meeting.
- The Chairman thanked Mrs Stow for all her efforts on this project over the past 12 months.
- Vote: 6 for, 3 against.
- 6. PRIVACY POLICY:** Resolved that a sub-committee be formed to determine a privacy policy for Pacific Waves:
Mr Mockler, Mr Brown and Mr Stone were elected.
- 7. BRAZA RESTAURANT UPDATE:** It has become apparent that despite great efforts by a number of Owners at Pacific Waves that a professional will be required to try to get the appropriate action taken by Council. A consultant who specializes in odours/emission has been engaged. Further update will be provided in due course.
- 8. INSITU TRADING HOURS AND SECURITY UPDATE:** Insitu have been approved to trade til 12pm, 7 days. They have security Thursday-Sunday. Their request for additional seating has not been approved as this would require the approval of the Owners Corporation. There are still some concerns about late night noise which will be monitored.
- 9. PROPOSED BUDGET 2017/18:** Resolved that, subject to some minor amendments, the Proposed Budget tabled be presented at the AGM. The Proposed Budget would have the overall strata levies being maintained for the next 12 months.
- GENERAL BUSINESS:**
- Manly Daily Notice of Proposed Development 129/2017**
DA has been lodged for the strata subdivision of the Manly Daily offices. Submissions close 21/7/17.
- Flexi Hose Notices**
Notices to be sent to all Owners reminding them to have their flexi hose checked. The Pacific Waves Plumber can attend to this at the Owners cost. Please liaise with Building Manager.
- Water Pressure**
It was noted that water pressure is still fluctuating for some residents. Building Manager to monitor.
- NEXT MEETING:** The next meeting will be the Annual General Meeting on **Tuesday 29th August, 2017.**
- CLOSURE:** As there was no further business the meeting closed at 7.20pm.

Recommendation:

| Area | Product | Scope of Works | Price Excl GST | |
|-----------------|---------------------------------------|--|----------------|-------------------|
| Hallways | Interface Human Nature, HN810 Shale | To remove and disposal of existing carpets , underlay and perimeter smoothed edge baton , supply and installing Interface Human Nature Shale HN810 Cushion backed carpet planks to main Hallways , aluminium angles at entries to dual key lobbies | \$ | 112,201.00 |
| Vestibules | Interface Human Nature, HN810 Shale | To remove and disposal of existing carpets , underlay and perimeter smooth edge baton , supply and installing Interface Human Nature Shale HN 810 Cushion backed to Vestibule entries | \$ | 15,330.00 |
| All Areas | Floor grinding* | To grind existing adhesives to all areas | \$ | 18,975.00 |
| Level 2 stairs | Stairtrak | To supply and install Stairtrak stair nosings | \$ | 1,680.00 |
| Pool Entry Only | Interface SR 999, Iron (fishing wire) | To supply and install Interface SR999 to Pool Entry only | \$ | 753.00 |
| 2x Lifts | Interface Human Nature, HN810 Slate | To supply and install Interface HN810 Slate (not foamback) to 2x lifts | \$ | 1,000.00 |
| | Interface (all options) | Additional spare carpet: 3% (apx 8 boxes) | \$ | 3,000.00 |
| | | | \$ | 152,939.00 |

* Floor grinding is required to remove legacy adhesive found under the current underlay. Legacy adhesive may react with any new adhesive and cause deterioration to the product. Guarantee from Interface Flor will not be valid unless floor grinding to remove adhesive has been undertaken

15 YEAR GUARANTEE:

- Interface warrants its commercially rated modular carpets for a period of 15 years which covers:
- Surface wear
- Edge ravel
- Backing separation
- Loss of dimensional stability
- Static electricity