

THE OWNERS CORPORATION OF STRATA PLAN NO. 61139

**MINUTES OF THE STRATA COMMITTEE MEETING OF STRATA PLAN NO. 61139
HELD ON THURSDAY 26TH OCTOBER, 2017 IN THE OFFICE OF
LAMB & WALTERS, 53 SYDNEY ROAD, MANLY AT 6.00PM.**

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

IN ATTENDANCE: Mr R Goff, Mr R 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 29/8/17 be confirmed as a true and accurate record of that meeting.

2. FINANCIAL STATEMENT: Resolved that the Financial Statement to 13/10/17 be accepted.

3. BUILDING MANAGERS

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

g. Generator

Generator approved by Council yesterday. Due to Council compliance requirements there will be some additional costs of about \$6000.

This will bring the total cost to around \$112,000. This is within the previously approved budget of \$120,000 approved at the AGM.

h. Blistering Balcony Paint

The BM wrote to all residents seeking feedback re. balcony hobs experiencing paint blistering. There were 14 respondents in total. All 14 respondents balcony's were repaired using a 2 part waterproofing system. It was agreed to wait to see if the remedy has been successful prior to undertaking the repair of further balcony hobs.

m. Water and Gas Valve Testing

Mr Strati advised that there are only 14 apartments to do until the valve mapping is complete. This should be completed by the end of the year.

p. Kitchen for Building Manager

It was agreed that the Owners Corporation would contribute \$1500.00 towards a small kitchenette for the Building Manager.

q. Additional FOB Request

It was agreed to allow the Owner of Units 410a & 221 one (1) additional FOB. Future requests will be addressed on a strict case by case basis

r. Additional Security Patrols

It was agreed to have an additional security patrol each night at a cost of \$10 per visit.

s. All Areas Lift Access

It was agreed not to allow "all level lift access" to lot owners.

t. Modifications to Fence

It was agreed that the Strata Committee would support a Special By-law at a General Meeting should the Owner of Unit 206a wish to propose modifications to the rear fence or their level 2 lot. The Owner would be responsible for the engagement, drafting and costs of the By-law by a Solicitor and also be responsible for all future ongoing maintenance costs.

4. UNIT 313

As the Owner could not attend the Meeting this item was deferred until the next Strata Committee Meeting.

5. CARPET:

Nicole Howard (Carpet Consultant) was unable to attend the Meeting.

It was agreed that the Strata Committee would meet with Ms Howard on the 14/11/17 to review the carpet proposal. Following that Meeting carpet options will be displayed on Level 2 and on the ground floor Foyer.

An Extraordinary General Meeting will be held on 30th November, 2017 at 6.00pm to make the official carpet selection.

GENERAL BUSINESS: Braza Restaurant

Mrs Stow offered to re-engage the Residents effected by the Braza Restaurant smells. At least a dozen Residents will need to keep diaries over a two week period before the consultant will be able to go back to Council seeking action.

Building Manager's Office Window Blinds

Mr Strati to arrange the repair of the BM office blinds should they require it.

CLOSURE:

As there was no further business the meeting closed at 7.10pm.