

THE OWNERS CORPORATION OF STRATA PLAN NO. 61139

MINUTES OF THE STRATA COMMITTEE MEETING OF STRATA PLAN NO. 61139 HELD ON TUESDAY 6TH FEBRUARY, 2018 IN THE OFFICE OF LAMB & WALTERS, 53 SYDNEY ROAD, MANLY AT 6.00PM.

PRESENT: Mr G Brown, Mr R Stone, Mr F Martinez de Morentin, Mr O Isaacs and Mr D Mockler.

IN

ATTENDANCE: Mr D Glading, Ms K Williams, Mr N Owen, Mr R Goff, 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 Strata Committee Meeting held on 26/10/17 be confirmed as a true and accurate record of that meeting.

2. FINANCIALS: Resolved that the Financial Statement to 22/1/18 be tabled and accepted.

3. BUILDING MANAGERS

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

(b) Pool Usage Breach

Resolved to re-activate the security fob of Unit 406a following receipt of letters of apology for the breach.

(c) Additional access fobs for lots

Resolved that an additional security fob may be issued to a Resident for the purpose of allowing them the option of installing a security box in their car space for a lockout emergency.

(d) Generator Cage

Resolved to accept the quotation from Tony Strati in the amount of \$5800.00 (incl GST) for stainless steel wire mesh cage.

(e) Kitchenette Budget

It was agreed to increase the budget allowance for the kitchenette in the Building Managers Office from \$1500.00 to \$1850.00.

(f) Electronic Control System for Henrietta Lane Driveway

Resolved, subject to consultation with the neighbours, to proceed with the installation of boom gate and associated bollards on the Henrietta Lane driveway. The cost will be between \$7000 (2nd hand equipment) to \$12,000.

(g) Alterations to Bathroom Unit 206a

Resolved to approve the bathroom renovation to Unit 206a providing the Owner complies with all conditions of the relevant By-law.

(h) Solar Panels

Resolved that the Building Manager obtain updated quotations for the installation of solar panels.

4. UNIT 206A FENCE

ALTERATION: Mr Glading addressed the Meeting and advised that at the time the Strata Committee made the decision to approve fence alteration to Unit 206a (subject to approval at a General Meeting) they did not have all the historical facts. Mr Glading advised that the fences had not been altered since the registration of the strata plan.

Resolved that the approval decision be ratified (26/10/17 SCM item 3 (t) regarding 206a fence alteration.

5. UNIT 313

REQUEST: Resolved to defer the request from the Owner of Unit 313 for rent reduction compensation until further information is provided (prior to the next Strata Committee Meeting).

6. CABINETRY

ON BALCONIES: Resolved that the approval process in place which allows the Building Manager to approve requests for cabinetry on balconies provided the conditions set out by the Owners Corporation are met continue.

7. CHILD CARE

CENTRE DA: Mr Stone gave an update on the Childcare Centre DA outlining his disappointment with the current DA process which does not allow meaningful input from rate payers. Mr Stone advised that there are a number of forthcoming local issues that may affect Pacific Waves adversely.

8. BRAZA RESTAURANT

EMISSIONS: It was agreed that the emissions from Braza Restaurant had improved and that it appears the operators are cleaning/replacing the filters as required.

9. CARPET SELECTION

PROCESS: The Chairman outlined the recent outcome and process undertaken for the carpet selection. A new process will now be undertaken to have the carpets replaced this year. Mr Glading suggested that the installation of tiles on Level 2 between the lifts 1 & 2 and the pool area may be a way to maintain the standard of the flooring without the need to replace carpets in the area more often than other areas.

It was agreed that the Dulux colour consultant service be employed to provide new wall colour alternatives for Strata Committee review and selection. The pool access section of Level 2 will be repainted in the selected colours, quote for \$2060.00 plus GST received. New carpet selections will be developed for Strata Committee/Owners to choose from. The pool access section will be either carpet with enough stored to replace mid term or be tiled as a permanent solution. Carpet quality will be as previously recommended.

10. RESTAURANT LICENCE

RENEWALS: The Restaurant Licences are due for renewal in September 2018.

The Chairman advised that over the past three (3) years the prices per square metre for such space have increased from \$439 per sqm to \$580 per sqm, 28% over three (3) years or 8.5% per annum.

It is proposed that the existing rates be increased by 28% on renewal with a further 8.5% year 2 and another 8.5% year 3.

A proposed increase of 10% for storage seems appropriate.

Insitu's renewal of licence offer will be conditional upon them resolving the issues with their canopy.

11. RESIDENT INFORMATION

BOOKLET: Resolved to approve the printing of the Resident Information Booklet following some minor change relating to:

> Property Managers/Owner to notify Strata Manager of tenancy changes.

12. GENERAL

BUSINESS: 42 North Steyne, Manly Development Application

Mr Stone is encouraging Owners to lodge objections to the proposed conversion of the above address to the short term accommodation.
Reference: DA2018/0069.

CLOSURE: As there was no further business the Meeting closed at 7.30pm.

DATE OF NEXT

MEETING: The next Strata Committee Meeting to be held on Tuesday 1st May, 2018 at 6.00pm.