

THE OWNERS CORPORATION OF STRATA PLAN NO. 61139

**MINUTES OF THE STRATA COMMITTEE MEETING OF
STRATA PLAN NO. 61139 HELD ON TUESDAY 1ST MAY, 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, Mrs S Stow,
Mr O Isaacs, Mr D Mockler and Mr P Brown.

IN

ATTENDANCE: Mrs P Mulvogue, Ms K Williams, Mr D Chapman, Mr N Owen (until 610pm),
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 6/2/18
be confirmed as a true and accurate record of that meeting.

2. FINANCIALS: Resolved that the Financial Statement to 17/4/18 be tabled and accepted.

3. MATTERS

ARISING: Unit 313 – Loss of Rent Claim

The Chairman advised that the loss of rent claim has been referred to the
Insurers. Lot owner supplied documentation will be with them.

4. BUILDING MANAGERS

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

d. Fire Stairs Electronic Access

that the SC resolve to accept the quote from Secureacore of \$16,000 + GST
to install electronic access to the northern fire stair doors.

e. Rusting grill in resident's car park

Resolved that the rusting grill be replaced with stainless steel mesh.
Further resolved that applicable Lot Owners be requested to relocate their
storage boxes temporarily to allow access to the common property areas
required to install new mesh. Building Manager to liaise with relevant
Owners.

f. Solar Panel Consideration (SCDR)

It was agreed that this may be a worthwhile project. Building Manager to obtain further information for the Strata Committee and it may progress to the next Annual General Meeting for consideration by the Owners Corporation.

g. Notice to Comply Unit 203a

Resolved that the Resident of Unit 203a be issued with a Notice to Comply for breach of By-law 3 by the Strata Manager.

Building Manager was instructed to conduct an audit to identify other offenders.

h. Concrete Spalling Repair Level 1 in Car park

Resolved to proceed with Tony Strati to carry out the concrete spalling repair in the carpark (car space 20) in Level 1 at a cost of \$55.00 + GST per hour per contractor.

5. ROOF TOP

EXHAUST:

The Chairman provided an update on the roof top exhaust at 43-45 North Steyne. The Chairman and Treasurer attended court last week and watched proceedings. Lot Owner given 60 day extension. The acoustic test has recently failed. It was referred to Council to issue a stop works order.

6. CHILD CARE

CENTRE:

The Chairman and Building Manager had an onsite meeting with the Owners representatives. Access to the area over which we have an easement will be deferred until the boom gate installation is resolved.

7. RESTAURANT LICENCE

RENEWALS:

Resolved that the restaurants be offered renewal terms with a 16% increase plus 3% or CPI (whichever is greater) per annum for three (3) years.

Insitu would have to commence works on acoustic awning prior to licence being renewed. Owners Corporation (residential and commercial would extend the wall prior to awning being installed).

8. CARPET SELECTION

PROCESS:

Sample colours have been painted on the walls of level 2 (for owners who wish to inspect). The carpets have been narrowed down to two (2) modern colours (and a third one requested) and a traditional broadloom option. Carpet samples are being produced. It is anticipated that from 16/6/18 for one week Owners can inspect the samples and vote on their preferred

choice. The EGM approved Budget for this project is \$175,000 and it is hoped that this will also cover the internal repainting which was not envisaged originally.

**9. BUDGET REQUIREMENTS
FOR CAPITAL WORKS FUND:**

2018/19 Budget

Solar panels (\$65k)
Upgrade lift panels (\$20k)
Water feature repair (\$10k)
Northern fire stairs security access (\$17k)
Rust remediation (\$20k)
Raising wall of licences areas (\$7k)
Artwork (\$5k)

2019/20 Budget

Pool renovation
Complete external painting (\$30k)
Paint carpark roof (\$10k)

10. GENERAL

BUSINESS: Carwash Bay Fittings

Building Manager to arrange for the replacement of car wash bay fittings (as they are no longer working satisfactorily).

DATE OF NEXT

MEETING: The next Strata Committee Meeting to be held on Tuesday 7th August, 2018 at 6.00pm.

The Annual General Meeting to be held on Thursday 30th August, 2018 as 6.00pm.

CLOSURE: As there was no further business the Meeting closed at 7.25pm.