

THE OWNERS CORPORATION OF STRATA PLAN NO. 61139

**MINUTES OF THE STRATA COMMITTEE MEETING OF
STRATA PLAN NO. 61139 HELD ON TUESDAY 7TH AUGUST, 2018 IN
THE OFFICE OF LAMB & WALTERS, 53 SYDNEY ROAD, MANLY AT 6.00PM.**

PRESENT: Mr G Brown, Mr R Stone, Mr P Brown, Mr D Mockler and Mr O Isaacs.

PROXIES: Mrs S Stow in favour of Mr G Brown for Item K of the Building Managers Report.

Mr F Martinez de Morentin in favour of Mr G Brown for Item K of the Building Managers Report.

IN

ATTENDANCE: Mrs P Mulvogue, Mr D Chapman, Ms L Wareham, Mr D Richards and Ms N Hopkins (Lamb & Walters).

CHAIRMAN: Mr G Brown.

1. MINUTES: Resolved that the Minutes of the Strata Committee Meeting held on 1/5/18 be confirmed as a true and accurate record of that meeting.

2. FINANCIALS: Resolved that the Financial Statement to 30/6/18 be tabled and accepted.

3. MATTERS

ARISING: Resolved that access fobs purchase for emergency lock box placements shall be recoded to include access to the garage door.

4. GARDEN

REBUILD: Further investigation regarding the suspected leak from garden bed was carried out and it was identified that rainwater enters the affected area via the ventilation stack which is Council responsibility. Council notified and any works proposed have to come back to the Strata Committee for approval.

**5. CARPET
REPLACEMENT**

UPDATE: Final two (2) samples are due to arrive by the weekend.

6. SOLAR PANEL

INSTALLATION: Resolved that a proposal be put to the upcoming AGM if efficacy analysis is satisfactorily completed.

7. SMALL BAR: It is likely the small bar will be approved by NBC. The best we can hope for is that they restrict hours of operation and noise considerations. OC written submission was submitted on this basis.

8. MANLY FLOOD

STUDY: Pacific Waves is located within the defined flood zone. It is unlikely to have any implication unless major structural works are carried out.

9. PROPOSED

BY-LAW 77: Resolved that the proposed By-law 77 be put to the Annual General Meeting (AGM):

10. INSURANCE CLAIM

LIFT MOTORS: Strata Manager advised that we are still awaiting approval of claim from Insurer.

NB: A day after the meeting Lamb & Walters were advised that the claim is approved (less two excesses).

11. BUDGET AND 10 YEAR PLAN:

The Treasurer gave an update on the Budget and 10 year plan.

12. LEVY PROPOSAL

2018/19: The Treasurer tabled a draft proposed budget.

Resolved that the draft proposed budget recommending an increase of 4.3% to the current levies paid, be put to the AGM.

13. WATER PROOFING TOP FLOOR

BALCONIES: The correspondence from Unit 229 was discussed. It was noted that balcony drain was covered with debris when the unit recently sustained a leak. It was noted that to re-water proof the balcony would cost approximately \$10,000.

Resolved that other solutions be investigated before considering re-water proofing including checking the efficacy of the drainage pipework.

14. BUILDING MANAGERS

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

b. Boom gate installation

Building Manager to contact Police if any attempts to illegally remove the boom gate are made.

j. By-law 3 Breach

It was agreed that residents in breach of By-law be notified and also the neighbouring car space owners.

k. Unit 802 awning proposal

The proposal to install shading awning was not supported by the Strata Committee in its current form.

15. GENERAL

BUSINESS: **Roof Top Exhaust - 43-45 North Steyne**

The roof top exhaust system remains at 43-45 North Steyne. This is a breach of easement as well as creating a visual issue for SP61139.

It was agreed that a Mr Mockler obtain a fee proposal for a legal opinion on:

- > Can SP61139 be joined in the action
- > Likely cost to be joined

Minor renovation proposal Unit 235

Mr Richards addressed the meeting about a proposal to carry out renovations to his unit which would extend the mezzanine to create a study space and storage.

It was agreed that before the proposal could be considered that planning advice would be obtained by the Strata Committee (at the cost of the Owner of Unit 235)

If there was no issue with the planning then the Owner would be able to submit a By-law to the next General Meeting.

DATE OF NEXT

MEETING: The next Annual General Meeting to be held on Thursday 30th August, 2018 at 6.00pm.

The next Strata Committee Meeting to be held on Thursday 30th August, 2018 following the Annual General Meeting.

CLOSURE: As there was no further business the Meeting closed at 7.15pm.