

**THE OWNERS OF STRATA PLAN NO 61139
9-15 CENTRAL AVENUE, MANLY NSW 2095**

**MINUTES OF STRATA COMMITTEE MEETING HELD ON TUESDAY 27TH NOVEMBER, 2018 IN
THE OFFICE OF LAMB & WALTERS, 53 SYDNEY ROAD, MANLY AT 6.00PM.**

PRESENT: Mr G Brown, Mr R Stone, Mr M Martinez de Morentin, Mrs M Lindsay and Mr D Mockler.

APOLOGIES: Mrs S Stow and Mr P Brown.

IN

ATTENDANCE: Mr R Chapman, Mr A Longfellow, 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 30/8/18 be confirmed.

2. Financial Statement

Resolved that the Financial Statement to 13/11/18 be tabled and accepted.

3. Building Managers Report

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

i. Resolved that the Clock Tower be repaired and upgraded at an estimated cost of \$20,000.

ii. Resolved that the Building Manager go to the market to obtain alternative quotes from different solar panel installation contractors not associated with Solar Choice.

iii. Resolved that the Strata Committee continue to deny liability for the payment of the Watermark Invoice for plumbing repairs and rigorously defend any action brought against the Owners Corporation.

iv. Resolved that the Building manager hire an appropriately qualified tradesman to remove all of the glass in the unit 806 balcony hand rail and seal all fixing penetrations.

v. Resolved that a Consultant be engaged to determine whether the trim on the building would fall under ACP and therefore have to be ultimately be removed.

vi. Resolved that the Building Manager write to all car space owners notifying them that car space locking devices must be maintained, painted and made workable, failing this they must be removed.

4. Development Application (Boom Gate)

Resolved that approval be given to the lodgement of a Development Application regarding the Boom Gate installation.

5. Carspace By-law Breach (Notice to Comply)

i. Resolved that Strata Managing Agent be authorised to issue a Notice to Comply to residents that breach special By-law 73 by improper storage in their car space.

ii. Resolved that if the breach continues longer than fourteen (14) days authority is given for the lodgement of an application with NCAT for a penalty order.

6. Tile Replacement Upper Balcony U229

Resolved that if in the next heavy rains there is water penetration and the drain is blocked then the Owners Corporation will maintain its current position. If in the next heavy rains there is water penetration and the drain was not blocked then the Owners Corporation will look to re-waterproof and re tile the balcony.

7. Carpet Replacement and Residential Floors Painting

It was noted that it has been difficult to find a carpet installer to carry out a project of this size as there is a lot of work involved in removing the old carpet. An installer has been identified and we await their quotation. Painting on the residential floor 6 continues as part of the cost analysis/ comparison process.

8. Illegal Exhaust Installation (43 North Steyne)

i. An update was given on the illegal exhaust installation at 43 North Steyne.

An email from Mrs Stow supporting being a party to legal action was read to the Meeting. Resolved not to support joining in the legal action because the potential legal costs are \$50,000 plus, more if an adverse costs order is given.

ii. An update was given on the DA for a second identical exhaust system on the roof.

9. Strata Committee remedy of By-law breaches

It was noted that the new legislation does not require the Strata Committee / Owners Corporation to remedy every By-law breach.

10. Child Care Centre

It was noted that a Resident had enquired and was told that the proposed Child Care Centre was not proceeding at this stage.

11. Short Term Letting (42 North Steyne)

Council approved short term letting with a number of conditions that have not been met. Residents affected are encouraged to keep a detailed diary of nuisance events and report all issues to Council as soon as possible.

12. Unit Heating

It was agreed that Mr Strati would investigate the possibility of having individual gas meters installed in each unit so Owners could install gas heating.

13. Noise Issues (Steyne Hotel & New Brighton Hotel)

Excessive noise from the Steyne Hotel and the New Brighton Hotel was discussed. On occasion these venues are having live bands which is in breach of their DA. Residents affected are encouraged to report any issues to Council or if very bad Manly Police.

14. Air Conditioning (Individual units)

It was discussed the possibility of install reverse cycle air conditioning which would have the condensers on the balcony. This would potential create additional noise for neighbours. It was noted that there is already a common system in place.

15. Christmas Party

Resolved that the Christmas Party be held on 12/12/18 (if it can be organised in time) and a Budget of \$1000 be allocated.

Mr Stone and Mr Strati to arrange and notify Residents/Owners.

16. General Business

Pool By-law Breach

New resident breached the Pool By-law. Building Manager issued breach notice and they will be permitted to return in a week.

Generator

The generator is now installed and operational. The Building Manager, Chair, Treasurer and Mr. Martinez de Moretin have a working knowledge of how it operates.

17. Date of Next Strata Committee Meeting

Resolved that the next Strata Committee Meeting be held on Tuesday 26th February 2019.

Closure: As there was no further business the Meeting closed at 7.20pm.