

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

**MINUTES OF THE STRATA COMMITTEE MEETING OF THE OWNERS CORPORATION
OF STRATA PLAN NO 61139 HELD ON TUESDAY 26th FEBRUARY IN THE OFFICE
OF LAMB & WALTERS, 53 SYDNEY ROAD, MANLY AT 6.00PM.**

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

Apologies: Mr P Brown and Ms K Williams.

In Attendance: Mrs J Robertson, Mr D Glading, Mr J Legaz, Mr D Chapman,
Ms A Wynmalen, Mr D Campbell, Mrs T Hadden,
Mr T Strati (Building Manager) and Ms N Hopkins (Lamb & Walters).

1. Minutes

Resolved that the Minutes of the last Strata Committee Meeting held on 27/11/18 be confirmed.

2. Financial Statement

Resolved that the Financial Statement to 31/1/19 be tabled and accepted.

3. Building Managers Report

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

4. Boomgate (see BMR 1b)

It was noted that we are still awaiting outcome of appeal to NBC regarding the approval condition that the Boomgate be moved 3 metres further into the Easement area.

5. Courtyard License

Resolved that the courtyard expansion proposal from Insitu not be accepted. Mr. Brown our BMC representative to so vote at the next BMC meeting.

6. Carpark Storage (see BMR 1j)

Resolved that a Sub-Committee of Mrs M Lindsay, Mr R Stone and Mr M Martinez de Morentin be formed to review the carpark storage breaches. Resolved that a no tolerance policy be enacted. Breach letters will be issued and following that should Residents not comply a Notice to Comply will be issued with further action taken via NCAT if required.

7. Polystyrene Trim Replacement (see BMR 1h)

Resolved that the expenditure for emergency polystyrene trim replacement (up to \$30,000) be ratified.

8. Coca Cola Signage

Resolved that the unapproved convenience store coca cola signage not be supported by SP61139. Mr. Brown our BMC representative to so vote at the next BMC meeting.

9. Exhaust Installation (43 North Steyne)

Resolved that the exhaust litigation and a \$6000.00 funds allocation be approved.

10. Balcony Waterproofing U229 Update (see BMR 1c)

It was noted that the balcony waterproofing and retiling of Unit 229 should commence next week.

11. Christmas Party

It was agreed that the onsite 2018 Christmas Party was a success and should be held again this year. Total cost was \$672.00.

12. Henrietta Lane

The Henrietta Lane care and cleaning was discussed.

Mr Martinez de Morentin advised that he had written to Council and has received a response. Hopefully the area will improve shortly on a more permanent basis then previously.

Mr Strati made some suggestions of what NBC could do to improve the amenity of the area including additional lighting, make it a no smoking zone and regular cleaning.

Suggestions are invited from SC members and interested residents which will be collated and lodged with NBC in the name of the Owners Corporation.

Mr. Glading reported that the fixed lights situated under car park level 1 slab were not working and if working would light up Henrietta Lane. Mr Strati was asked to investigate and initiate repairs as needed.

Mr Strati is not employed to be on site in normal course after 5.00pm.

If any residents notice out of order exterior lighting after dark they should let the Building Manager know.

(Post meeting an inspection took place. There are 13 strip lights in commission along Henrietta Lane. 10 were working, one was at half strength a second had just failed by the evidence and a third was faulty. All lights illuminating the entry points on Henrietta Lane were in working order. Mr Strati to initiate repairs of the 3 faulty lights.)

13. DA Northern Beaches Council Panel

Mrs Lindsay advised that the DA Northern Beaches Council panel operation will be further researched.

14. Carpark Lighting

It was agreed to find out the regulations around lighting (minimum lux) in car parks and report back to the next Meeting. The Building Manager to attend to this request.

15. Painting of Exclusive Use Areas (see BMR 1e)

Resolved that the painting of the exclusive use areas be discussed.

The Chairman addressed the Meeting and recited the text of Bylaw 63. He reported that this bylaw prevents expenditure by the Owners Corporation for re-carpeting/painting of the Vestibules which are exclusive use areas. This negated the previous decision of the relevant General Meeting to re carpet the vestibules at OC cost.

Mr Glading addressed the Meeting suggesting that the By-law needs to be amended.

Mrs Robertson also addressed the Meeting supporting review of the By-law and queried when the painting of the corridors had been discussed and agreed. Mr. Brown confirmed that specific items in respect of the carpet replacement and repainting was included in the 2018 AGM budget papers. He further stated that during the Treasurer's commentary on the night that he had explained both the carpeting budget revision and the common area repainting. The financial papers including the budget were tabled and agreed by the meeting.

It was agreed that at the next General Meeting the By-law pertaining to this issue be reviewed. Until then, Owners will be offered the carpeting and painting of their Vestibules with the cost charged back to their lot. Should the Owners Corporation amend the existing By-law to facilitate the use of OC funds at the next GM then the monies paid will be refunded.

The Chairman advised that two (2) quotes for the carpet should be in by the end of next week. Once order placed there is about a 10-12week lead time to installation.

16. Solar Panels

Mr Strati reported that he now has 2 reasonable quotations. He was asked to firm up quotes incorporating REC salt resistant panels and including optimisers for each panel.

17. BMR item 1(d) was withdrawn. However It was agreed that all residents should be encouraged to respect the time management of the BM.

18. BMR item 1(g). It was resolved that the BM's recommendation that the carpark floors be pressure cleaned and degreased be accepted.

19. General Business

There was no general business for discussion.

20. Date of Next Strata Committee Meeting

Resolved that the next Strata Committee Meeting be held on Tuesday 4/6/19.

Close: As there was no further business the meeting closed at 7.30pm.