

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

**MINUTES OF STRATA COMMITTEE MEETING OF THE OWNERS OF STRATA PLAN NO 61139
HELD ON TUESDAY 9TH JULY, 2019 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 S Stow, Mr D Mockler and Mr P Brown.

In attendance:

Mr D Chapman, Ms K Williams, Mr T Strata (Building Manager) and Ms N Hopkins (Lamb & Walters).

1. Minutes

Resolved that the Minutes of the last Strata Committee Meeting 17/6/19 be confirmed.

2. Financial Statement

Resolved that the Financial Statement to 25th June 2019 be tabled and accepted.

3. Compensation Claim Lot 28

Resolved that the compensation in the amount of \$2670.00 be offered as an ex-gratia payment to the Owner of Lot 28 subject to them providing proof of payment to their tenants.

4. By-law 63

Draft By-law 63 amendment was tabled and discussed and it was agreed to place it on the AGM Agenda for consideration by the Owners.

5. By-law for Lot Owner Responsibility for Policy Excess

Draft new By-law designed to make lot owners responsible for in lot fixture and fitting insurance claim policy excess was discussed. It was agreed to place it on the AGM Agenda for consideration by the Owners.

6. Polystyrene Trim Update

Mr Strati advised that most of the Polystyrene Trim has been removed and remediation of the areas is underway.

7. Carpet & Re-Painting

An order has been placed for the new Carpet about 4 weeks ago. The carpet should be ready in 4-8weeks. Internal painting is progressing.

8. 43 North Steyne Litigation Fees

The Strata Committee awaits response from the Solicitor in regard to the dispute of legal fees in relation to Lot 2, 43 North Steyne litigation.

9. Northern Beaches Council Dispute on SMS

Northern Beaches Council have now agreed to the revised Strata Management Statement agreed at the Building Management Committee AGM in 2018. Documents need to be signed and lodged with the LPI (by other parties).

10. Recovering of Insitu Courtyard Awning

Insitu have been advised that substantial works must be commenced (on the courtyard awning with acoustic fabric) by the 30/9/19 or a new licence will not be offered.

Building Management Report

The Building management Report was tabled and accepted.

a. Solar system installation

Resolved to accept additional Ausgrid charges of \$2293.96 and drawing charges of \$880.00. The actual cost of the system is now expected to be reduced from \$84500 to \$62000.

j. Upgrade lighting to main courtyard

It was agreed for Building Manager to prepare a proposal to for additional lighting in the main courtyard.

11. Budget 2019/20

Mrs Stow tabled a Foyer upgrade presentation. It was agreed that this year only the lighting, carpet and painting to be upgraded. It was agreed to place a \$5000 amount in the Proposed Budget for artwork on the upper floors.

Resolved that an increase of 3% be proposed for the Budget to be tabled at the AGM for consideration by the Owners.

Closed:

As there was no further business the meeting closed at 7.10pm.