

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

**MINUTES OF THE STRATA COMMITTEE MEETING OF THE OWNERS OF
STRATA PLAN NO 61139 HELD ON THURSDAY 13TH MAY, 2021 IN THE
GROUND FLOOR CARPARK AREA, 9-15 CENTRAL AVENUE, MANLY AT 7.00PM.**

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

In attendance: Nil.

Chairman: Mr G Brown.

Correspondence: Email from Mr D Richards dated 13/5/21 was tabled.
Letter from Mr M Nicholson dated 12/5/21 was tabled.

1. Minutes

Resolved that the Minutes of the last Strata Committee Meeting held on 8/4/21 be confirmed.

2. NCAT application-Unit 204A

It was noted that the car space in question had been vacated and the latest large SUV vehicle had been parked elsewhere within the complex. Resolved that we thank the Lot Owner for his consideration and assistance in resolving the unauthorized common area use nuisance issue.

Resolved that an NCAT application shall be issued in the event of a repeat unauthorized common area nuisance complaint involving the same car space.

3. Alex Ilkin Letter of Demand

This matter was discussed at length and it was resolved that Stewart Cuddy & Mockler be appointed solicitor of record as a service to SP61139. Mr. Mockler reported that he had engaged in preliminary discussion on the subject with Counsel and recommended that he obtain a fee proposal from same and report to the Strata Committee with a view of formalizing the appointment to provide advice on the merits or otherwise of the Letter of Demand and recommended action.

4. Appointment of Solicitors

Mr Brown reported that there appears to be an ongoing list of issues as between SP61139 and SP61679 directly and indirectly connected to Item 3. Resolved to include these type issues in the brief to Solicitors and Counsel.

5. NCAT Application – Insurance

Mr Brown reported that there may be no need to pursue this application in the event that the BMC approve a global approach. Resolved that permission is granted to proceed in the event that the said global approach fails to materialize.

Closure: As there was no further business the Meeting closed at 8.15pm.