

**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 23RD APRIL, 2020 VIA
ZOOM MEETING CONFERENCE AT 1.00PM.**

Present: Mr G Brown, Mr M Martinez de Morentin, Mrs S Stow, Mr D Chapman,
Mr R Stone and Mr D Mockler (2.15pm).

In attendance: Ms J Robertson (til 1.27pm), 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 10/12/19 be confirmed.

2. Financial Statement

The Financial Statement to 14/04/20 was noted.

3. Building Managers Report

Resolved that the Building Managers Report be tabled.

Solar System

The solar system along with the reduction in cooling tower hours has resulted in a 25% reduction in electricity costs.

Child Care Centre

The Contractors are not complying with the Easement. Works are likely to continue for another six (6) months. Building manager to take regularly photos of any damage. Following the outcome of the meeting between R. Stone, S Stow and the Project Manager, the Secretary to write to them about the damaged pavers.

Carpark Cleaning

It was agreed to have the carpark professionally cleaned once a year (approx.. \$2000.00).

External Building Foam Removal

Two (2) more days of work should see this project completed.

Air Conditioning Shut Off Trial

The trial for the shutoff of the A/C in lower temperatures was overall a success. There were 3-4 complaints and there was an issue with the system which has now been resolved. Building Manager to continue to monitor. Building Manager to obtain proposal for individuals to install their own gas meters at their own cost.

Sewerage Overflow Carpark

Council appear to have accepted that the sewerage overflow in their carpark was a Sydney Water issue.

Access Panels for CP Valves

It was agreed to proceed with converting the fixed access panels for the CP valves to easily accessible doors. Approximate cost \$800 per floor x 6.

Vehicles Encroaching CP

It was agreed that if a vehicle encroaches the common property and it inhibits another resident from being able to easily manoeuvre their vehicle then a by-law breach letter should be issued.

Insurer Requests

Chubb the Insurer has requested the following be addressed before renewal terms are offered:

1. Kitchen Exhaust Duct Cleaning. **Carried out 23/4/20**
2. Kitchen Hood Automatic Fire Suppression System **Currently they are not operating due to COVID-19 but they will be advised that they cannot re-open until they carry out these works.**
3. Residential Balcony Balustrades
All low rise building balustrades will require some remediation to achieve statutory compliance. Quotations for works obtained and it was agreed to proceed with the alteration to the balustrades to gain compliance. The works will cost approx. \$60,000.

The Chairman advised that it appeared from the report that the Balustrades never complied back in 1999. The Chairman to raise this issue with Council seeking contribution.

Henrietta Lane Bollard

It was agreed to install a new free standing style of Bollard.

Garden area near Gym

It was agreed to upgrade the gardens in the next financial year.

Cleaning Contract

An overall improvement in the cleaning has been noticed. Owners are encouraged to report any areas of concerns to the Building Manager so he can raise them with the Cleaner.

It was agreed to accept the quotation from Insite Services which included the upgraded scope of works in the amount of \$63,720.00. This will need to be ratified at a General Meeting and then ratified at a BMC general meeting.

4. Request for Courtyard licence fee reductions

Resolved that the request for Courtyard licence fee reductions due to COVID-19 be denied.

5. Potential Outstanding Lot Owner Levies

Resolved that a sub-committee of Mr Stone and Mr Mockler be elected to review Strata levy arrears payment plans or other requests due to the impact of COVID-19 and report to the SC with recommendations.

6. L&E Court decision re exhaust on roof of 43 North Steyne

Land & Environment Court decided that a DA was not needed so the exhaust can stay.

7. Steyne Hotel Development Application

Objections pertaining to extra Plant equipment on the roof were lodged. It was noted that new Plant is to be out of sight.

It was revealed that the existing plant was not previously approved so the Owner will now have to address this. Residents have til the 30/4/20 to object to the existing plant location. Mrs Stow advised she had lodged an objection and G. Brown will also lodge one on behalf of the Owners Corporation.

8. Childcare Site

The first plans had a glass roof but the new plans the wooden pitched roof trusses without coverings remain. It appears some work is being carried out that does not appear on the plans. Mr Stone and Mrs Stow to request a meeting with the Project Manager to discuss works.

9. Courtyard Licensee Awning Renovation

The Courtyard licensee awning renovation is not acceptable. Owner to be informed that before their Tenant re-opens it must be fixed.

10. Building Management Contract Expiry

It was agreed to extend or replace the Building management Contract for a further 12months beyond expiry (30/09/20) in view of the current lockdown social distancing requirements. A sub committee comprising G.Brown, R.Stone & M.Martinez de Morentin were appointed to negotiate and report to the SC.

Close: As there was no further business the Meeting closed at 2.25pm.