

**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 WEDNESDAY 26TH AUGUST, 2020 IN THE
GROUND FLOOR CARPARK AREA, 9-15 CENTRAL AVENUE, MANLY AT 6.00PM.**

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

In attendance: 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 23/4/20 be confirmed.

2. Financial Statement

The Financial Statement to 30/6/20 was tabled.

3. Building Managers Report

Resolved that the Building Managers Report be tabled.

i. The living areas gas installation proposal was discussed. The draft by-law for consideration at the AGM was accepted with some minor amendments.

4. NCAT application Northern Beaches Council (NBC) low rise balcony compliance

Resolved that the Owners Corporation lodge an application with NCAT against NBC in relation to low rise balcony compliance issue.

5. Future Planning – Air Conditioning

Mrs Haynes is concerned that the internal A/C units may fail in the next 1-5 years. The old refrigerant gas is being recycled from old units. It is costly to purify refrigerant gas. The Building Manager advised that an Owner has already replaced their A/C unit at an approximate cost of \$7000.00.

6. Courtyard Licence Issues

This matter will be tabled at the AGM.

7. Building Managers Contract Extension

Resolved that the recommendation of the extension of the Building Managers Contract be confirmed til April 2021.

8. Proposed Budget

Resolved that the Proposed Budget (3% increase) tabled at the Meeting be recommended to the Annual General Meeting.

General Business

Strata Committee members re-nominating

All current Strata Committee Members are re-nominating for re-election at the upcoming Annual General Meeting.

Annual General Meeting (AGM)

The AGM will be held on 23/9/20 at 6.00pm.

Close:

As there was no further business the Meeting closed at 7.05pm.