

**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 TUESDAY 8TH DECEMBER, 2020 IN THE
GROUND FLOOR CARPARK AREA, 9-15 CENTRAL AVENUE, MANLY AT 6.00PM.**

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

In attendance: Mr D Glading, Ms K Williams, Mr I Isaacs, Mr D Richards and Mr T Strati
(Building Manager).

Apologies: Mrs M Haynes.

Proxy: Mrs M Haynes in favour of Ms S Stow.

Chairman: Mr G Brown.

1. Minutes

Resolved that the Minutes of the last Strata Committee Meeting held on 23/9/20 be confirmed except for Item 3 which should read:

“It was agreed to purchase a defibrillator for placement on the wall opposite the Building manager’s office frontage”.

2. Financial Statement

The Financial Statement to 30/11/20 was accepted.

3. Building Managers Report

- 1.6 Mr Martinez De Morentin noted that he disapproved of the use of one proposed casual worker during the Building Manager’s holiday period. The person’s name is on record in the office.
- 1.7 resolved that the non essential expenditure freeze be removed and that the deferred purchase of artwork process be reactivated.
- 2.1 resolved to maintain the existing annual major carpark surface cleaning arrangement.
- 2.2 approved the expenditure on a fit for purpose ladder for high cleaning areas.
- 2.3 expenditure on the over height restriction system be deferred until after neighbouring works are completed, after which a further review of the need will be undertaken.
Resolved to add a hanging height bar in front of the internal car park ramp.
- 2.5 Resolved that access to the pool area be denied to residents and their invitees of units 207A and 222 for 3 months from the date of breach of rules in consequence of the clear breach of the no alcohol and glass container rules.
A notice be sent to all residents advising that further similar breaches will result in the

pool area being closed at 6.00pm during the summer period to provide disruption relief to surrounding residents.

4. Pet By-law

Resolved that the existing no pet bylaw be replaced. A draft document was discussed with changes agreed. The final document will be presented at the next General Meeting of the Owners Corporation scheduled for 14/01/2021.

5. Potential litigation Shared Common Area dispute

It was noted that the Strata Committee expected to have to appoint Solicitors to defend the shared common area designation comprising the residential front courtyard and the commercial rear courtyard areas in the absence of a mutually agreed compromise being agreed. Currently fee collection from the restaurant licence holders has been put on hold pending clarification.

6. Acoustic Insulation for Generator

Resolved that the exhaust systems be changed to lessen the impact on neighbours in the first instance and that the reduced impact be monitored for satisfactory noise reduction.

7. Pool Area Social Distancing

It was agreed that social distancing of one person per 2 sq metres of paving area within the pool fenced area be promulgated and that 3 people be the designated capacity of the spa for the duration of the COVID emergency.

8. Access to Foyer Notice Board

It was noted that access to the locked notice board was via the Building Manager. Resolved that any resident could utilize the secondary notice board in the managers office reception area.

9. Installation of Fly Screens

Resolved that any fly screens installed must have black netting and frames must be the colour of the door frames.

Closure:

As there was no further business the Meeting closed at 7.50pm.