



ALTAIR

Strata Plan 64622

EXECUTIVE COMMITTEE MEETING

Wednesday 19 May 2010, Elan meeting room

Attendance: Ralf Harding (Chair), John Anderson, Richard Beck (Treasurer) (part of the meeting), Michael Meredith, Cecile Modolo, Deborah Moore (part of the meeting), Louise Mylott, Gavin Napier, Tim Trollip (Secretary), David Stanger (Building Manager) and Eric Francis of Francis Management

Apologies: none

Guests: no one

The meeting commenced at 19h00.

Minutes of Last Meeting: Accepted

Matters Arising:

Correspondence:

Defamation litigation Beck/certain past EC members

Letter received from Adam and Beverley Beck noting that the EC have different interests and should have different agendas from those of the individuals named in the defamation. No action required.

Noted the EC is keen for the parties to resolve this litigation, but that care be taken not to compromise their efforts by any direct contact with the parties unless specifically requested by them.

Dancers

Letter received from Council re an extension of hours for Dancers (now 'The Club'). We have written objecting to extension.

Storm Schroeder

Letter received re renovations. The Building Manager will progress. It was noted that this would be a 'major' renovation with the appropriate protocols.

Hampton Court

Revising their roof designs which will result in additional noise for all Altair residents (2 cooling towers and 66 air conditioning units) and affect some Altair views (particularly of 1201, 1301, 1401). Residents of 1201, 1301 and 1401 in particular are urged to look up DU/2002/1439/C on the city of Sydney website to gauge any impact on views. EC will write to council re noise. Letters must be to council by 31 May – Penny Wong – pwong@cityofsydney.nsw.gov.au.

New agency agreement with StrataChoice

The new Agreement with essentially a fixed price for three years was signed on 18 May 2010.

Finance update

The Treasurer's Report had been made available to the EC and is available upon request to any owner. Altair remains on budget.

Levy arrears. Total current outstanding amounts as at 17 May 2010 total \$14,638.69 (from approx \$44k last meeting). Obviously in view of the repairs we are running a tight budget this year and we need this money.

Update on repairs, timelines, costs, contracts, owner communication

There have been extensive and robust but positive discussions with Aurecon. As a result:

- a) The agreement with TGJ has been initialed and a planned increase in public liability insurance to \$20m in line with Buildcorp is being pursued. TGJ has obtained the requisite Home Warranty Insurance. 'Key man' insurance for Hovik is being investigated. TGJ has completed a number of apartments including 1901 to the satisfaction of both the residents and Aurecon. Apartments with children are being dealt with as a priority, followed by 'no-key' apartments and people who have a particular reason for completion, then work will continue from the top down as weather affects the higher apartments worst.
- b) The wall finish has been resolved to replicate the existing finish rather than the naked gaps. Further analysis has revealed that much of the filletting is stable and highly unlikely to fail. The rest is being repaired. The cost is subject to final research on the interior walls but likely to be about half the previously projected \$50k. The work on the exterior eastern and western elevations should be finished this week. The work on the interior elevations is about to start and should take approx 5 weeks (weather permitting!). The major removal of blocks relates to the interior elevations. The appropriate residents have been informed.
- c) The spa has resulted in some issues but remains on schedule and on budget.
- d) No issues/surprises are expected regarding the planter box, car park floors or car park louvres.
- e) To the extent that it is possible to say at this stage work is on track albeit eating into the contingency by approx \$25k for the walls and using some of the contingency (\$35/40k?) for the unbudgeted garage/foyer doors/storeroom.

The EC again expressed its thanks to affected owners for their co-operation.

Repair of ceilings is ongoing as the audit by David Stanger progresses through the building in association with the repair of balustrades and balconies.

Both Buildcorp and TGJ are on schedule notwithstanding some rain.

Buildcorp signage during the works matter remains part of negotiations regarding the ongoing works programme including the proposed garage/garbage doors.

Weekly meetings of the Building Manager, David Stanger, and the 3 office bearers, Ralf, Chair, Tim, Secretary and Richard, Treasurer continue to monitor progress on the building repair issues and to deal with other routine building matters.

The importance of a continuing series of communication with owners and occupiers was again stressed, especially relating to access and keys. A programme is in place to give owners/tenants notice of approximate dates of work on their apartment. Occupiers would need to make arrangements for their pets on the days tradesmen are working on their apartments. Occupiers would be asked to be as flexible as possible regarding access arrangements and regarding timing and dates.

Update on legals

Results of the Australand litigation costs issues are still awaited. While we still understand that the final result will be in our favour there may be some cash flow issues to manage in the final 'wash-up' particularly as our lawyers were behind Australand's lawyers in processing our claim. We are monitoring the situation but probably will not know more for another month.

There is nothing further to report on the defamation action.

EC response to recent applications for renovations

Individual renovation issues are proving to be complex given our legal advice to date and the new by-law. There have had discussions with the Chair of the Elan who also have issues similar to ours. We are planning, in conjunction with the Elan, to try and convene a group of like buildings (Pomeroy, Ikon, Horizon, Gazebo, Manhattan, Rockwall etc) to discuss protocols for renovations amongst other things. We think we need better legal advice than we have had to date – there has got to be a better way!

Retail lot

The new License Agreement was unanimously approved at the EGM subject to final negotiation on some late changes in wording requested by an owner. The agreement is with Red Snail but they have indicated that they are happy 'in principle'. Planned opening night for the Red Snail is Tuesday May 25. Deposit cheque of \$10k received.

Building Manager's report

David Stanger gave his report (attached).

Storage cages and bicycles. 8/9 residents have applied for storage cages if and when available. David Stanger confirms that the move of the bikes to level 2 is viable from a storage perspective – audit to be carried out to determine how many existing bikes still have resident owners. Propose developing a plan to implement for submission at the next general meeting.

It was noted that an owner has claimed that their bike has gone missing from the bike room sometime over the last 2 or so years. It was agreed that this was an issue for the owner to take up with the police and the owner's insurer.

Doors main foyer and garbage area and storage room

Buildcorp have quoted \$32k for the proposed garage/garbage doors and storage area. Some issues regarding costs, materials and specs are being finalized. It was agreed to move the front desk switch to open the front door by the concierges at the same time as this work is carried out. At the EGM there was unanimous agreement to proceed with the work up to a limit of \$40k.

Floor insulation standards

\$25k estimate received from Heggies for a report on flooring to establish standards. The EC decided to adopt the Elan standard of Impact Isolation Class ICC70 for floor insulation.

Entrance

A strip of marble has been installed to neaten the entrance at the main entrance sliding doors where this floor area was in disrepair.

Fire exits

Investigating adding a flashing light at reception to flag to concierge that door has been opened and closed within '3 sec' time frame.

Altair Website

The EC approved a general and ongoing updating of the information on the Altair website.

Unit 707

Notice to Comply with a By-law, under Section 45 of the Strata Schemes Management Act 1996 has been served on Noel Walton of Unit 707 for breach of by-law 3.1.

Car park storage and laundry on balconies

David Stanger had written:

- to owners and residents using their car-parks for general storage which contravenes the by-laws; and
- reminding certain owners and residents that laundry must not be dried on balconies.

The meeting finished at 19h50. The next meeting will be held at 19h00 on Wednesday 23 June 2010.