



ALTAIR

Strata Plan 64622

EXECUTIVE COMMITTEE MEETING

Wednesday 16 March 2011, Elan meeting room 19h00

Attendance: Ralf Harding (Chair), John Anderson, Richard Beck (Treasurer)(part of the time), Michael Meredith, Cecile Modolo, Gavin Napier, Kathryn Thiel-Sirett, Tim Trollip (Secretary) and David Stanger (Building Manager)

Guests: none

Apologies: Deborah Moore and Eric Francis of Francis Management

Welcome and Office bearers

The Chairman welcomed Kathryn to the committee.
Existing office bearers were re-elected.

Minutes of Last Meeting

The Minutes of the last meeting were accepted.

Correspondence

No correspondence has been received.

Finance update

The Treasurer's Report had been made available to the EC and is available upon request to any owner.
Budget "on track" for year to date.

Repairs

Defects liability period is running and residents are asked to report any leaks or other problems to the Building Manager.

10-year plan

a) Lifts.

Kone price for 'lift code items' as per Consultant's recommendation – \$17,027 plus gst.
Kone price for addressing Rust/Paint issues as per Consultant - \$41,663 plus gst.
Best price (of 2) for Air Conditioning as recommended by Consultant - \$10,700 plus gst.
TOTAL - \$69390 plus gst = \$76,329 vs. consultants estimate of \$100k.
Agreed to accept and proceed with implementation of quotations. 6-8 week lead time and then approx 4 week work time.

b) **Roof Car:** Building Manager liaising with consultant re "Norwegian contractor".
Australian constructors: E.W. Cox and BMU visiting Altair this week to quote.

Building Issues

David Stanger gave his Building Manager's report (attached).

Weekly meetings of the Building Manager, David Stanger, and the 3 office bearers, Ralf, Chair, Tim, Secretary and Richard, Treasurer deal with building matters.

2011 Budget

As allowed for in budget:

- a) Cleaners; Contract slightly amended but essentially plus 3%.
 - b) Concierges. No adjustment for 2 years, 3% from 1 April.
- Both increases were agreed.

Website

Amended by-laws, guidelines, codes, application forms, etc have been added to the website – www.altairapartments.com . New building photos taken but need some advice to install on site. Website needs a bit of a 'tidy-up' – local IT person for a 'few' hours of work at about \$50 ph.

Agreed to proceed with 'tidy-up' and agreed to include EC and AGM minutes on website.

Garbage

- a) New system in place. Paper, cardboard, plastic (but not plastic bags) and glass can now all go in together. Residents have been advised. Noted that CoS Council regards Altair as a 'model' recycling site and a council/parliamentary visit to Altair is being planned to review our programme.
- b) Chutes etc to be cleaned later this month to eliminate some smells. Not cleaned since building opened. Same contractor as used by Elan for cleaning chutes. \$1560 plus gst.

Concierges

- a) New Dress code in place.
- b) Resident relations – issue seems to have settled.

Storage

Full - with 3 on the waiting list. Possible CPI price increase debated but agreed to do nothing at this stage.

Bikes

Bike storage space is being actively managed and 3 spaces are now available. No action required.

Red Snail

The committee expressed its concern that the rent monies outstanding will soon exceed bond. Building Manager to liaise with Red Snail proprietors re next steps.

Resident issues

a) Outstanding levies

711 sold. Awaiting settlement to recoup outstanding levies - \$13k-ish.

3 other lots are behind in levies. Late payers are asked to please catch-up asap or contact the Building Manager and/or Chair to discuss any issues.

b) BBQ's and smoking on balconies

Deborah Moore had received request from an owner for (i) a survey to test owner mood for tougher BBQ rules: including e.g. no BBQing of fish/seafood; BBQing allowed on weekends only; possible total ban on BBQing and (ii) introduction of rule prohibiting smoking on balconies. It was noted that:

aa) Since BBQ Code introduced at 2010 AGM (and re-circulated at the beginning of summer) there has been a significant drop in complaints. 2 complaints to date this summer re BBQs – an approx 80% drop from previous levels.

bb) BBQ Code has 'teeth' backed by By-law 39.

cc) Any code rules should be enforceable. Often very difficult to ascertain where BBQ smoke and smells come from.

dd) BBQ Code adopted at general meeting. Should ideally be changed at a general meeting? Pity this issue was not raised for discussion/vote at the AGM - only 2 weeks ago.

The committee noted that they did not agree with banning BBQ's and that the new BBQ code seemed to be working particularly well. Discarding cigarette butts from balconies is already banned but there was no support for banning smoking on balconies.

Resident's attention is drawn to the BBQ Code (attached). Please continue to follow the code and please particularly note that we would ask that any fish to be BBQed is wrapped in foil.

c) Complaints

Chair/Building Manager updated committee on a dispute between some neighbouring units re alleged smells. Committee agreed that actions/responses to date were appropriate.

No smoking signs

The committee discussed whether to put no smoking signs in the garage and decided that this was not necessary at this time.

Local forum

Ralf advised that the chairs of Elan, Encore, Horizon, Gazebo and Altair are meeting Wed March 23 to see if there are common areas of interest.

The meeting finished at 19h45.

The next meeting will be held at 19h00 on Wednesday 20 April 2011.