



Strata Plan 64622

**EXECUTIVE COMMITTEE MEETING**

**Wednesday 17 August 2011, Elan meeting room 18h10**

**Attendance:** Ralf Harding (Chair), John Anderson, Richard Beck (Treasurer), Rob Di Iorio, Michael Meredith, Deborah Moore, Gavin Napier, Kathryn Thiel-Sirett, Tim Trollip (Secretary) and David Stanger (Building Manager)

**Guests:** Simon Palagyi, Jim McDonald of Strata Choice

**Apologies:** Eric Francis of Francis Management

The chair welcomed Rob Di Iorio to his first meeting.

**Minutes of Last Meeting**

The Minutes of the last meeting were accepted.

**Correspondence**

DA from council re bar on Bayswater Rd next to Uliveto applying for opening to 2am. Research shows that the applicant has been designated 'category b' which qualifies for a 2am license. No action recommended.

**Finance update**

July Finance Report available upon request.

Broadly on-budget. Currently overspent in Admin but under spent in the Sinking Fund.

We are trying to fund work out of the Admin budget to keep a tight rein on expenditure and maintain the Sinking Fund 'untouched' as much as possible. Consolidated position approx \$30k positive. Still some levy arrears but significant improvement. Thanks!!

**Building Issues**

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

**Leaks**

a) 'Blue' apartment leaks: Leaked again in recent very heavy rain/wind. Aurecon report only recently received. Agreed that the Building Manager should interact with Aurecon and remedies be followed through as efficiently as can be done consistent with an effective execution once a solution has been resolved and 'sign-off' agreed by the EC, if necessary by e-mail before the next EC meeting.

b) 402: Flood testing of balconies at 502 and 503 later this week.

c) Machine Room roof: Repaired.

Weekly meetings of the Building Manager, David Stanger, Ralf, Chair, and Tim, Secretary deal with building matters.

## 10-year plan

### a) Lifts.

Work completed. Currently paid for out of Admin budget rather than Sinking Fund – see Finance above.

### b) Roof Car:

Following Aurecon's report supporting the viability of the roof car concept the two contractors remaining with 'live' options have been re-briefed. We are awaiting finalized specs and costs which are imminent. Care is being taken to ensure that while the contractors are suggesting slightly different solutions that they both fully address the brief. The Building Manager is constantly liaising with both contractors to get final submissions which can then be vetted by Aurecon.

## EGM update

a) By-laws: Ratified at the EGM.

b) Retail Lot: New license agreement ratified at the EGM.

## Retail Lot update

New proprietors will now seek DA. Plans required to be sighted and agreed by EC regarding:

- a) Signage;
- b) Proposed fit-out;
- c) Rubbish; and
- d) Storage.

Items a) and b) will be reviewed and agreed by the full EC.

Agreed that items c) and d) are to be resolved between the new proprietors and the building manager in consultation with the secretary and chair.

We will also have to consider any proposals made relative to sound levels after some testing of whatever monitoring device is installed which is likely to involve directly affected residents.

## E-mail communication with owners

Response to date is around 2/3rds opting for e-mail; 6% opting for hard copy and about 30% no response. As we have to assume that the non-respondents want a hard copy we will continue to pursue non-respondents to clarify their preferences.

**Owners who have not yet sent a response in relation to e-mail communication are urged to do so asap.**

## Visitor parking

Concierge monitor and 'buzzing' of apartments on Saturday nights to check that visitors are legitimate is getting positive feedback from residents and has prevented 'pirate' parking. Agreed to continue monitoring on a random basis at the building manager's discretion.

### **Insurance**

The chair and secretary are meeting with our brokers in the next few weeks to discuss insurances and expect to be able to report back to the next EC meeting.

### **Storage in car parking**

The committee asked the Building Manager to undertake a general blitz on the storage of loose items in the parking area. Only "box thing" storage is allowed under our by-laws.

**The meeting finished at 18h40.**

**The next meeting will be held at 18h30 on Wednesday 21 September 2011.**