



**EXECUTIVE COMMITTEE MINUTES**  
**Wednesday April 15, 2015, Altair EC Meeting Room. 1830**

**Attendance:** Ralf Harding (Chair), Michael Meredith (Secretary), Paddy Conroy, Chris Gardener, Deb Moore, David Mackinnon, Anna Shepherd, Mario Caruana (Building Manager)

**Guests:** None

**Apologies:** Michael Cluff (proxy to Michael Meredith), Luisa Liotta.

It was noted that an owner, Michael Drummond, has sold his apartment. Michael was on the Altair Executive Committee from approx. 2002 to 2009 and acted as Chair for a number of years. The EC passed a vote of thanks to Michael for his efforts on behalf of Altair.

**Minutes of Last Meeting.** Agreed

**Matters Arising:** Addressed under the following headings.

**Correspondence:**

NBN. E-mail from an owner, George Sirett, querying why the fibre would not be connected to each apartment rather than 'to the basement'. The Building Manager has responded. See Internet/NBN following.

Painting the Façade. E-mail from an owner, Kathryn Thiel-Sirett, querying whether the reveals behind the fixed horizontal louvres on the south side 'blue bits' apartments were included in the scope of works for Painting the Façade. The Building Manager has responded. See Painting the Façade following.

Bathroom floor. E-mail from an owner, Annie Chan, requesting repairs to her bathroom floor which sometimes floods after showering and a response from the Building Manager advising that the bathroom floor has been constructed as designed and is not defective but nevertheless that some work had previously been carried out to assist with controlling overflow and that there was no plan for Altair to effect any further works.

**Finance Report**

We are currently under budget but are expecting some costs that may put us potentially over-budget and note that our projected finances are under pressure for 2015. Our finances must be carefully and continually monitored. A copy of the Finance Summary is available to any owner on request from the Building Manager.

## **Building Manager's Report: Attached**

### **Updates**

#### Internet/NBN

Fibre from the NBN has been connected to the MDF room in Altair and tested by Telstra.

An owner, George Sirett, (see correspondence) has asked why the fibre will not be wired to all apartments. When this issue arose about 2 years ago and before the NBN visited we consulted two engineers with expertise in this area who, in short, advised that we should:

- a) Do everything we can to delay other operators until NBN becomes available.
- b) If possible get fibre wired to each apartment but not let that be a deal breaker as the difference between perceived speed to any apartment of fibre to the basement and copper to the apartment vs fibre to the apartment in a relatively low-rise block such as Altair will be unnoticeable.

It should be noted that we have been advised that fibre to the apartment is no longer part of the core NBN offer. Most NBN offers to domestic residences are for fibre to the node which can mean that the node could be as much as a kilometre away (the closest node to Altair is in the Kings Cross Hotel). Fibre to the basement, which we have, is the best offer available to us.

When NBN agreed to visit Altair we asked for fibre to the apartment but they advised that fibre to the basement was the best plan on offer and that if we wanted fibre to each apartment we could either fund it ourselves or 'wait' by not proceeding with fibre to the basement. The Building Manager has obtained a ballpark guesstimate from the NBN contractors to run fibre to each apartment of very roughly \$140k.

It was made clear that if we 'waited' then there was no guarantee of when NBN might return with an offer. It was also implied that if we accepted another operator then NBN might by-pass Altair in future.

Owners should note that it is highly likely that sometime in the future internet users will be required by NBN to change their router to vectored VDSL which reportedly maximises speed to a claimed potential of 100mbps.

**Owners should note** that after connection they can either:

- a) Do nothing and the service will continue as is, or;
- b) If owners/residents wish to avail themselves of the optimum speed they need to contact their ISP and advise them that they are now NBN-ready. The ISP will advise them of next steps.
- c) Sometime in the future, possibly 18 months to 3 years away, all internet subscribers will probably be required to convert their router to VDSL. Most residents will currently have ADSL or ADSL2 routers which will possibly become obsolete at that time.

We are now awaiting some final works to achieve connection for apartments. We will advise owners when we are 'connected'. EC agreed to wait and see how the NBN service evolves before making any further decisions.

### Painting the Façade

The EC and all Owners have had the opportunity to review the scope of works sent out with last month's minutes.

The only issue that has arisen (see correspondence) is the possibility of painting the reveals behind the fixed horizontal louvres on the east and west sides of the south extensions (this relates to the one-bedders situated in the blue bits) which is NOT currently included in the scope of works. FM report that the paintwork on these reveals was investigated during the assessment review and that it has been determined that the paint work (shaded by the louvres) is still in good condition and does not require re-painting at this time.

When eventually addressed this would probably be a separate (possibly major) job requiring riggers and painters. The Building Manager has been asked to guesstimate a possible timeline and cost so we can build this into our 20-year plan.

A detailed contract has now been received and approved/agreed by FM. EC agreed to authorize signature of the contract by our Strata Manager.

### Air- Con/Supreme Court

We have received legal advice re summons to the Owner of lot 103 to the Supreme Court. This will be supported by an affidavit by our Strata Manager. The advice has been vetted by the Chair, Secretary and Strata Manager. Grace Lawyers have been instructed to proceed. EC re-confirmed that the Chair and Secretary are empowered to make any decisions required regarding the management of this legal issue.

EC agreed to instruct Grace to proceed with the collection of costs from the Owner of Lot 103. EC RESOLVED to pass the following motions:

1. *The Executive Committee of the Owners – Strata Plan No 64622 RESOLVES to commence cost assessment proceedings in the Supreme Court against Ms Vicki Joanne Goodwin to recover the cost order made in NCAT File No SCS 13/39652 and to take any subsequent enforcement proceedings against the latter in the Local Court.*
2. *The Executive Committee of The Owners – Strata Plan No 64622 RESOLVES pursuant to Section 80D of the Strata Schemes Management Act 1996 and Regulation 15 of the Strata Schemes Management Regulations 2010 to engage Grace Lawyers Pty Ltd to act on behalf of the Owners – Strata Plan No 64622 in relation to the cost assessment proceedings in the Supreme Court against Ms Vicki Joanne Goodwin and any subsequent enforcement action against the latter in the Local Court and all matters incidental thereto and to pay all of their reasonable cost in acting for The Owners – Strata Plan No 64622 as disclosed in the cost agreement and cost disclosure between Grace Lawyers Pty Ltd and The Owners – Strata Plan No 64622 dated 7 April 2015 (attached).*

It is noted that we have spent approx. \$35k plus GST in legal fees on this issue since 2011.

### Television Reception

Following the TV reception survey the Building Manager has consulted with a specialist in the field who has visited and re-set and water-proofed the Foxtel antenna. It is noted that weather conditions, particularly rain, affect Foxtel satellite transmissions (as at Altair). While at Altair the specialist visited some apartments with reception issues. He noted that from his internal investigations he believes that many owners have faulty connections and poor tuning. As a consequence notes have been developed to assist residents with possible reception remedies.

EC agreed that the advisory notes from the consultant/Building Manager be posted to all resident's pigeon-holes.

### Defamation

The District Court has dismissed the defamation action brought by David Wayne against a person previously employed as a concierge at Altair. The District Court had previously dismissed similar actions against the Altair Owners Corporation and the Chair also brought by Wayne. This means that all 'Altair' parties have now had the actions against them dismissed. Costs for all hearings (7) have been awarded against Wayne.

### **Building Signage**

An owner has informally noted that taxis etc. seem to have difficulty in locating Altair possibly because of the recessive nature of the '3' on the front of the building and has requested that the EC consider changing the material or colouring it to make the numbering more prominent. It was agreed that the matter be tabled to allow some consideration and perhaps professional thought to be given to the issue.

**Meeting concluded at 1900.**

**Next EC Meeting Wednesday May 20.**