



EXECUTIVE COMMITTEE MINUTES
Wednesday 18 June 2014, Altair EC Meeting Room. 1830

Attendance: Ralf Harding (Chair), Michael Meredith (Secretary), Luisa Liotta, David MacKinnon, Deb Moore, Troy Scott.
Doug Mallam (Building Manager)

Guests: Paddy Conroy.

Apologies: Chris Gardener (proxy to Michael), Anna Shepherd (proxy to Michael).

Minutes of Last Meeting: Accepted.

Matters Arising

It was noted at the Special EC meeting on June 4 that at least one owner was not getting e-mailed minutes, agendas etc. We have obtained an updated Owner's list from StrataChoice and cross-tabbed that with the Building Manager's mailing list. There were anomalies, in part due to owners changing e-mail addresses and 'old' owners not being purged, but resulting in six current owners not being correctly contacted. Building management has implemented a revised update system with StrataChoice to hopefully ensure that this does not happen again. Apologies to the owners concerned.

Correspondence:

- E-mail from tenant requesting permission to install a storage cabinet in a car space (different from a box thing but a lot cheaper - currently on special at about \$90). There were varying opinions on the merits of this cabinet. Without approving the use or endorsing the cabinet in any way the EC agreed to purchase one to see it *in situ* to help make a decision.
- Feedback received from a number of owners regarding the proposed development of the Retail Lot. Dealt with under 'Retail Lot' following.

Retail Lot – brought forward from 'Updates'

Following the Owners Information briefing at the Special EC Meeting on June 4 a very limited number of feedback responses were received. As a consequence the EC agreed to place a promotional campaign in the lifts from Friday June 13 soliciting further response and also sent an e-mail questionnaire to Owners on Monday June 16 and Tuesday June 17 to maximize feedback in time for review at this (June 18) EC meeting. The results were reviewed.

On an entitlement basis about half (47%) of owners responded and their indications were 71:29 against the proposal. There were about 5 undecided responses.

It was noted that the response level was disappointing for an important issue which would affect ALL owners; nonetheless, the EC would like to thank the owners who took the time to respond. We appreciate your feedback.

The major feedback issues were

In general – the site would be over-developed.

- a) Too many apartments.
- b) Too many extra residents adding pressure to rubbish, amenities etc. - over-crowding, density...
- c) Pressure on visitor car parks.
- d) Apartments too small. Potentially B Block. Undermining Altair values.

We have liaised with BBC and **they have withdrawn the proposal.**

No further action required.

EC Suspension

The Retail Lot issue having been resolved at this stage Paddy Conroy's temporary suspension was revoked and he was welcomed back to the EC.

Finance Report

StrataChoice and Francis Management advise that we are broadly on budget but that there have been unexpected costs with the failure of some equipment which has had to be replaced such as the jacking pump, the pool pump and other items detailed in the BM report. As a consequence we are currently tracking about \$17k over on the Sinking Fund and the Building Manager recommends that we do not commit to the unspent items approved by the Owners at the AGM – polishing the lobby floors (\$9k) and upgrading the audio intercom (\$10k) - at least until we have a better projection of our overall finances to year-end. This was agreed.

A copy of the Finance Report is available to any owner on application to the Building Manager.

Building Manager's Report: Attached

Fire Doors: Building Manager has provided a report to the Altair Officers on the current status of our fire doors which have ongoing minor maintenance issues. The report investigates the merits of continuing maintenance issues versus replacement issues (mainly cost) and recommends that we continue to carry out maintenance at this time. There are no contingent fire safety issues. It was agreed to endorse this recommendation.

Lift: Lift No 3 (west) has given trouble for the last two weeks. Kone have attended on a number of occasions with limited success. The matter now seems to have been resolved after building management escalated the issue to a higher level in Kone.

Parking: Noted that the new visitor parking system seems to be working well.

Concierges: Building Manager has conducted one-on-one reviews with the concierges and held an overall review with the owner of Le Concierge with the goal of lifting and maintaining standards. It was noted that we expect standards to improve.

Updates

Awning

Following further discussions with the lot owners (R Pront and M Sten) they have signed a costs order to fund a by-law for presentation to the Owners at a future General Meeting for approval.

Pront and Sten will NOT, however, agree to de-install the awning until the by-law may be passed. This would require the removal of about 6 nuts. This means that:

- a) Altair is uninsured should the awning cause damage or harm.
- b) In the event that Pront and Sten's unauthorized awning attached to common property is (debatably) covered by their own Public Liability and/or Home and Contents insurance this would mean that Altair would need to successfully sue Pront and Sten and their insurance company to access any cover in the event of an insurable incident.

By installing an unauthorized awning attached to common property and refusing to remove it until the awning has had the opportunity to be authorized Pront and Sten have potentially exposed the Altair Owners Corporation to possibly massive and uninsured liabilities.

The EC has taken advice from Grace Lawyers on this issue and passed the following motion.

RESOLVED that the EC instruct Grace Lawyers to urgently lodge an application for an Interim Order pursuant to section 170 of the Strata Schemes Management Act 1996 to require the owners of Altair Lot 11 to remove the unauthorised installation of an awning to common property immediately as it presents a potentially dangerous and lethally hazardous risk which is uninsured by the Altair Owners Corporation.

Dog

The letting agent for the lot containing the barking dog has advised that the dog has left the building.

NCAT/Air Conditioning

Our lawyers have filed a submission with NCAT to counter the application from the lot owner's lawyers challenging the previous NCAT rulings; and requesting that the existing orders remain in force; and that we are granted permission to enter the lot and remove the air-conditioning units. We await a response from NCAT.

Exterior Maintenance System

The DA has been approved by CoSC Planning.

Defamation Action

At a court hearing on May 23 the Statement of Claim against the Altair Owners Corporation and the Chair of the EC *et al* was withdrawn - and costs were awarded against the appellant (Wayne) in favour of the first, second, third, fourth, fifth and sixth defendants.

Wayne has now filed an Amended Statement of Claim. Our insurance company's lawyers are reviewing the matter which has a directions hearing scheduled for June 20. Until that hearing at least there is nothing further to report. Owners are reminded that our insurance company has taken coverage of this issue and that 'our' lawyers take instructions from, and report to, the insurance company - not Altair.

Meeting concluded at 1900

Next EC Meeting Wednesday July 16.