



ALTAIR
Strata Plan 64622
EXECUTIVE COMMITTEE MEETING
Wednesday 19 June 2013, Elan 19h00

Attendance: Ralf Harding (Chair), Michael Meredith (Secretary), Paddy Conroy, Chris Gardener, Deb Moore, Gavin Napier.
Phillip Metcalf (Building Manager), David Stanger (Francis Management).

Guests: Carole Ferrier, Kathryn Thiel-Sirett.

Apologies: Luisa Liotta, Anna Shepherd (proxy to Gavin Napier).

Minutes of Last Meeting:

The Minutes of the last meeting were accepted. Noted that the Chair had asked that these minutes be removed from the website as they contained reference to the name of the dismissed concierge. Agreed to edit the minutes to delete reference to the concierge's name so that the minutes could be uploaded to the website without revealing personal details.

Matters Arising:

1. Covered under following items
2. The Secretary of the Elan EC has advised that the Elan will no longer be able to host our EC meetings after this one as the pressure on the room is too great from their own owners and residents. Agreed to ask the Secretary to send them a note of thanks for their very generous past hospitality. Future meetings to be held at the Diamant hotel at \$150 per meeting.
3. Altair Community Committee: Agreed that the committee would lie in abeyance until some worthy issue arises.

Correspondence:

- a. E-mail from Ronn Pront complaining about inappropriate behaviour by a concierge conversing with an owner at reception. Chair advised that the matter had been investigated and that he had written to reply noting that the owner involved did not support Ronn's version of events and neither did the CCTV footage. Ronn subsequently conceded that he may have overstated his concerns. No further action required.
- b. E-mail from George Sirett and Kathryn Thiel-Sirett complaining about 'attitude' from the Building Manager during an encounter. Chair advised that the matter had been investigated and that he had written to reply noting that a direct witness to the alleged incident advised that he had not observed anything untoward and that two witnesses independently reported 'attitude' exhibited by George Sirett and Kathryn Thiel-Sirett towards the Building Manager. No further action required.

- c. E-mail from Tim Trollip complaining about a verbal interchange with a tenant allegedly inappropriately parked in the car park. Chair advised that the incident had been investigated and that he had written to reply noting that, while there was little doubt that an interchange had occurred, it was debatable who initiated the interchange.
It is strongly advised that owners report any issues to the duty concierge and/or Building Manager rather than initiating direct action themselves.
The tenant has been advised by the Building Manager not to stop or park in any spaces /areas other than their allocated car space. No further action required.
- d. Letter from Mark Callan regarding the 'cheapening' of the building by the SGT SAM signage. Chair has responded. Key issues covered under 'Updates' - Retail Lot. No further action required.
- e. E-mail from Scott Keats in support of a dismissed concierge. Chair has replied. Key issues covered in 'Updates' – Former Staff.
- f. E-mail received from Kathryn Thiel-Sirett requesting that the EC's contact details be updated on the website. EC members noted that posting personal contact details (mobile, e-mail etc.) on our website means that this information will be available to anyone who 'Google's' their name. Agreed to post EC details on the noticeboard but not on the website.
- g. E-mail from Sue Williams and Jimmy Thomson regarding tiles on their balcony. Matter covered under 'Updates – Balcony Tiles'

Finance Report:

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

Building Managers Report: Attached.

From the Building Manager's report: Pool box - noted that the pool box which is broken cannot be replaced 'off-the-shelf' with an appropriate equivalent for under \$2000. Timber and Glass (Hovik) has tendered to build a replica at \$1450. Agreed to proceed.

Updates:

Render Issue Ward Ave: The owner of the apartment directly adjacent to the work on Ward Ave continued to refuse access to their courtyard to facilitate the work and alternative operating methods were required. The render has now been patched. Render is being painted this week.

Concierge Services: Gavin/Paddy reported on a review meeting held between the ACC, FM and Le Concierge. Noted that the new service was working well. Some improvements were discussed including a review of security cameras and the positioning. FM is obtaining costings for discussion. Le Concierge/FM have been invited to suggest any ideas that they have for improvements.

Exterior Maintenance System: As previously reported we now have 3 potential options and indicative prices.

- Roof Car. Approx. \$400k
- Sliding Davit. Approx. \$250k
- 'Ring around the roof'. Approx. \$150k

FM has studied the options and has advised that they are likely to recommend the 'Ring around the roof' but need more information. A short paper has been supplied by FM requesting that the EC approve \$3k of exploratory engineering works to validate some assumptions made by the 'Ring around the roof' contractor. If this tender succeeds then the cost of the exploratory work will be deducted from the total job cost. Agreed to approve the expenditure of \$3k.

Retail Lot:

- a) Certificate of Occupancy: All works have been completed to obtain a Certificate of Occupancy except that there is apparently not a current Fire Certificate for the Perspex that is acceptable to the Certifier of Occupancy. While this is an issue between SoC Council and the landlord the EC has advised SGT SAM (in writing) that they should not trade without the appropriate paperwork and that they trade at their own risk. Discussions with the landlord, leaseholder and operators indicate that they will either obtain a valid Fire Certificate as a matter of urgency or replace the Perspex with glass.
- b) Signage: The extended signage area agreed by the owners at the AGM has been installed using the change of logo agreed by the EC. The signage on the Ward Ave windows has been hung incorrectly and a plan agreed to re-hang the signage to comply with the owners approved signage plan. The City of Sydney Council has, however, questioned the signage and SGT SAM is in dialogue with CoSC to try and resolve what is acceptable. SGT SAM has to file a DA. Agreed to delay re-hanging the signage until the position with SoC Council is clarified.

While feedback is that the visual impact of the signage is unappealing it should be remembered that the owners agreed to this at a General Meeting because:

- It was believed that the signage is the lesser of two evils and better than an empty space which tends to become a 'shooting' gallery.
- We have had 4 failed restaurant operations in this space in about 4/5 years, SGT SAM is restaurant no 5. The operators believe that lack of visibility was a critical factor in the failure of those enterprises. The Altair owners have allowed the extended signage as a strictly 'one-off' experiment to address this. We have advised the owner of the retail space, in writing, that should this enterprise fail (we hope it doesn't) then this extended signage does not create any sort of precedent for any future operation. The signage x 2 on the eastern wall, as opposed to the windows, is temporary (12 months) no matter what happens.

CTTT: The CTTT has ruled that lot 103 must remove the air-conditioning unit and make-good repairs to the common areas that have been affected. A representative of the owner of the lot has indicated that they will not comply with the CTTT order. Grace Lawyers recommend that we obtain an order to provide access to the lot to perform the works at the cost of the owner. Agreed to instruct Grace Lawyers accordingly.

Lifts: We have had some operating issues with the lifts. FM has conducted a review with Kone and it has been agreed to remedy the 11 faults recognised at no cost under our maintenance agreement. Some repair work/replacement is required to TOK key switches which may not covered by the maintenance agreement but FM is in negotiations with Kone re this matter. Possible cost about \$1100 depending on the outcome of discussions with Kone.

Balcony Tiles: An owner has efflorescence coming through the grout in the tile work on their balcony and has requested that the OC replace the tiles as they are common property. We have sought an opinion from StrataChoice regarding the obligations of the OC in this respect. FM has inspected the tiles and has advised that the damage is aesthetic and not functional. FM has confirmed that the balcony tiles were not an original defect. It was agreed that Gavin Napier would discuss the issue with the owners.

Former Staff: Following the decision to move from the direct employment of concierges to a concierge management company there have been some industrial disputes.

- Concierge 'A': 'A' initiated action at Fair Work Australia (FWA) for unfair dismissal. The Chair and Jim McDonald of StrataChoice attended a conciliation meeting mediated by FWA. A full and final settlement was agreed. FWA insist on strict terms of confidentiality but gave permission to advise owners that the payment agreed to with 'A' was solely for long service leave entitlements.
- Concierge 'B': As previously reported 'B' was dismissed for cause. An attempt, initiated by the EC, to settle the matter directly between the parties has failed. 'B' has filed at FWA for unfair dismissal. The FWA mediated conciliation meeting will be Friday June 28. It was agreed to have the specialist employment lawyer recommended by StrataChoice attend the conciliation meeting with representatives of the EC. Until resolved we can make no further comment on this issue.

EC Election: Troy Scott was elected to the EC.

The meeting finished at 19h25.

The next EC meeting to be resolved to try and ensure maximum attendance but projected as Wednesday July 24, 7pm, Diamant Hotel.