



EXECUTIVE COMMITTEE MEETING
Wednesday 22 January 2014, Diamant 19h00

Attendance: Ralf Harding (Chair), Michael Meredith (Secretary), Paddy Conroy, Chris Gardener, Luisa Liotta, Troy Scott, Anna Shepherd.
Doug Mallam (Building Manager), David Stanger (Francis Management).

Guests: Viviane Schmitzer

Apologies: Deb Moore (proxy to Ralf).

Minutes of Last Meeting:

The Minutes of the last meeting were accepted.

Matters Arising:

Christmas Party. At the December meeting we noted that in spite of considerable promotion attendance at the 2013 (and 2012, 2011) party was disappointing. Agreed that we should have one more attempt at a Christmas party for 2014.

Correspondence

- Letter from the Chair on behalf of the EC opposing some aspects of the proposed re-development of the Crest hotel on Darlinghurst Rd. Copy of the letter has been on the noticeboard.
- E-mails from two residents complaining about party noise from an apartment, responses from the Strata and Building Manager and an e-mail from the owner of the apartment involved (see Noise Complaint following). The Secretary has also responded to a follow-up e-mail from an owner.

Finance Report

We remain broadly on budget. As StrataChoice do not use accrual accounting it is always difficult to be absolutely precise regarding our position at any point in time but preliminary estimates indicate that our end of year position is broadly on budget. A copy of the financial summary is available to any Owner on application to the Building Manager.

Building Manager's Report Attached

- New Year's Eve Parking. The process worked very smoothly with 20 spaces rented out and no issues.
- Noted that a party in apartment 1601 has resulted in items, including glass, molten candle wax, a vase and a double mattress, being thrown from the apartment balcony into the pool and onto surrounds. Agreed that this behaviour was utterly unacceptable with massive safety ramifications. The pools have had

to be drained and cleaned as glass was thrown in. **Resolved** to bill the owner of 1601 for all associated costs.

Updates

a) CTTT/Air Conditioning

Noted that the owner of 1402 (Goodwin) has not removed the AC unit as ordered by the CTTT and that they have offered through their lawyers to pay \$5,000 of the outstanding CTTT costs order of just over \$10,000.

It was **resolved** to instruct our lawyers to take any and all available steps to vigorously pursue the full amount of any costs and the removal of the AC unit.

b) Telecommunications/Internet.

Agreed that this remains a fluid and fast evolving situation and to adopt a watching brief. No further action required at this stage.

c) Visitor Parking.

A monitor has been kept on visitor parking on Saturday nights for the 4 week period over Christmas. FM advises that all visitors during this time were legitimate and that there were no issues. FM advises that inappropriate visitor parking in general would currently appear to be a 'non-issue'. Agreed to take no further action other than to repeat the exercise randomly from time to time to ensure that the situation does not change and that no-one is able to take advantage of the visitor parking.

d) Noise Complaint:

Two residents have complained about excessive noise from an apartment party. There has also been a previous complaint. The owner disputed the facts as reported on that occasion and disputes them again this time. Noted that the EC take issues of noise disturbance very seriously and following advice from StrataChoice it was **resolved** to proceed with mediation as a mandatory first step.

e) Altair Logo:

The ALTAIR logo had not previously been registered. The name ALTAIR and the monochrome logo have now been registered with IP Australia which will allow the OC to protect the logo for our use and prohibit the misuse by parties other than the formal body of the Altair OC/EC.

f) Election for EC vacancy.

David Mackinnon was elected to the EC.

g) AGM:

i) The EC report for the 2014 AGM was agreed.

ii) Motions: Jim McDonald has advised that any Owner motions for the 2014 AGM must be received by **9am on Wednesday February 5** to be included in the papers. It was **resolved** that no motion will be considered if received after that time.

The meeting finished at 19h20.

Next EC meeting Wednesday February 26, following the AGM.