

EXECUTIVE COMMITTEE MINUTES
Wednesday July 22, 2015. Altair EC Meeting Room. 1830

Attendance: Ralf Harding (Chair), Michael Meredith (Secretary), Michael Cluff, Chris Gardener, Luisa Liotta, Deb Moore, David Mackinnon.
Mario Caruana (Building Manager)

Guests:

Apologies: Anna Shepherd, Paddy Conroy (proxy to Michael Meredith)

Minutes of Last Meeting: Accepted

Matters Arising:

Fire Safety. At the last EC meeting concerns were raised about potential fire safety issues with the temporary screens erected to preserve privacy while the newly planted hedges re-generate on level one. It was also suggested that there may be fire safety issues with the proposed storage on level 20. The Building Manager has looked into both issues and consulted with Eagle Fire Services and advises that he does not believe that there are any unusual or particular fire safety issues to attend to outside existing fire safety procedures and precautions.

Correspondence:

Noise. E-mail from an owner, David Mackinnon, providing diary notes of noise incidents, and a response from our Strata Manager suggesting possible remedial action. No action by the EC or BM contemplated at this stage.

NSW Strata Scheme legislation. There is proposed legislation to go before the NSW parliament, perhaps this year, affecting Strata Schemes. We have previously written to the then Minister commenting on some aspects of the earlier draft legislation. The new draft legislation (two bills – Development and Management) has been circulated to the EC. It was agreed that a draft letter, previously circulated to the EC, be sent to the (new) Minister regarding the extremely un-democratic implications of proposed changes to the use of proxies.

Hensley Hall. The Chair has previously written to SoC Council objecting to some elements of the original plans for Hensley Hall. Council have now advised that revised plans are 'on display' with objections required by August 6. Michael Meredith agreed to peruse the plans to see whether there are further grounds for objection.

Finance Report:

Un-budgeted works include the storm/leaks at approx. \$45k and unexpected repairs to plumbing of about \$18k (see Plumbing following) and stair pressurisation fans of about \$8k (see Stair Pressurisation following). Painting of the Façade remains on-

track to date and we are starting to make progress payments. Our finances remain broadly on-budget to date but are projected to be tight for the balance of 2015.

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

Building Manager's Report: Attached

Plumbing

A hot water cylinder has failed and is being replaced (approx. \$3k). The copper piping associated with three hot water cylinders is showing signs of imminent failure and requires repair/replacement (approx. \$8k). The sprinkler system on the podium level has corroded and requires replacement (approx. \$6/7k).

Metal Louvres

There is some aluminium oxidisation in the metal louvres on the west end of the building. We are advised that the metal louvres at the west and east ends of Altair and on the 'blue bits' have an approximate life expectancy of 20/25 years. We are obtaining a cost estimate for replacement so we can integrate this into our 20-year financial plan but note that this may be a significant expense.

Level one screening

Temporary screens have been erected on level one in an attempt to assist with preserving the privacy of residents after the severe pruning of the hedges in a failed attempt to save them; with the hedges subsequently having been re-planted. There has been some owner feedback regarding the aesthetic effect of the screens. In an attempt to balance the privacy issues with the aesthetic concerns the screen materials are being changed, lowered in height to the level of the balustrades and extended across the entire balcony length.

It is intended that these screens will remain in place until the re-planted hedges grow to at least the height of the balustrade thus providing the level of privacy intended with the original plantings. Our gardeners suggest that this will take approx. 12 months.

Stair Pressurisation

We are experiencing some fan failure with possible costs of about \$8k for repair/replacement.

Updates

Painting the Façade

The 'white bits' of the west face and the western side of the north face of the tower are nearly completed. Activity is moving to the eastern side of the north face and eastern end of the tower.

All residents are progressively being advised on actions in their area and the steps that they need to follow to assist with the programme's implementation. All residents

are encouraged to co-operate with the plan which is designed to ensure the best result consistent with minimum hassles.

We are currently on-time and on-budget. Weather permitting!

Retail Lot

Work is progressing. Our Strata Manager has written to remind the owner of the Retail Lot that any plans for air-conditioning will require owner approval at a General Meeting and that there remains a requirement to glaze the exterior.

Storm/Leaks

Remedial works are nearly finalised.

Podium Gardens

EC members have been sent a copy of the Gardening Sub-Committee's report on the state of Altair's gardens and suggested actions. It was noted/agreed that

- a) The appearance of Altair is vital to maintaining the enjoyment and amenity of residents and maximising property values.
- b) The gardens are, or should be, a vital and integral part of the appearance of Altair.
- c) The gardens have probably not had the attention they deserve as we have attended to more pressing issues and are now very tired.
- d) The gardens have the potential to not just enhance Altair's appearance but to provide a signal feature asset substantively advancing amenity, enjoyment and property values.
- e) Our objective should be to develop a concept garden plan with the appropriate WOW factor to enhance the Altair positioning.

The Garden Sub-Committee was commended on their extensive research and report. EC agreed to

- a) Ask the Gardening Sub-Committee to commission a concept plan for the Altair gardens from an appropriate landscape architect(s) with a brief to start with a blank canvas and develop outstanding gardens as a core feature that enhances the experience, amenity and property values of Altair. It was noted that such a plan would ultimately require approval by the Owners at a General Meeting.
- b) Develop an interim maintenance programme that attends to essential work bearing in mind that this work should complement, or at least not duplicate, possible plantings and costs associated with a potential concept plan. Gardening Sub-Committee to liaise with the Building Manager to develop a practical and efficient short term plan to report back to the EC.

Solar

In theory the flat roof of Altair presents a possible collection point for solar power and/or heating. We have investigated this issue before (2010) but the projections did

not 'stack up'. There have recently been significant advances in battery technology which may change the maths. Preliminary investigations reveal, however, that this is a moving feast from a government support perspective, the ability to contribute surplus power to the grid is under question, the batteries are expensive and pre-orders for the batteries are full until 2017 so this does not look like a 'goer' at this stage. EC agreed that we should keep an 'annual' watching brief.

Short Term Rentals

The issue of short term rentals and a recent decision by a tribunal in Victoria reportedly preventing Strata Owners Corporation's from stopping short term rentals such as Airbnb has recently been aired.

We have consulted with our Strata Manager who advises that the Altair by-law preventing short term rentals is robust; and that by-law is supported by both NSW law and City of Sydney Council regulation; but that continual vigilance is the most effective way of preventing short term rentals.

Our Building Manager and concierge service are maintaining ongoing and regular reviews of short term rental websites and are vigilant to any signs of such operators as Airbnb encroaching upon Altair.

Agreed to take whatever actions are reasonably appropriate to discourage short term rentals in Altair.

Meeting finished at 1900

Next EC Meeting Wednesday August 19

Chair tendered his apologies for the August meeting - proxy to Michael Meredith. Deb Moore agreed to chair the August meeting.