



**STRATA TITLE
MANAGEMENT**

your strata care company

**MINUTES OF
EXECUTIVE COMMITTEE MEETING**

**The Owners of Strata Plan 79293
Meeting held on Tuesday 5th July 2016
In the Activity Room
2c Munderah Street, WAHROONGA 2076
Commencing at 6:30PM**



STM

**STRATA TITLE
MANAGEMENT**

your strata care company

STM Sydney North Shore

ABN: 13 093 036 429

PO Box 2727
Taren Point NSW 2229

t. 9266 2600

f. 9266 2699

e. northshore@stratatitle.com.au

stratatitle.com.au

MINUTES OF EXECUTIVE COMMITTEE MEETING OF THE OWNERS CORPORATION

MINUTES OF BUSINESS dealt with at the Executive Committee Meeting of the
Owners-Strata Plan No **79293**

Held in **Activity Room**

2c Munderah Street, WAHROONGA 2076

On **Tuesday 5th July 2016** commencing at **6:30PM**

Present: Jarred Drew (65)
Wayne Munce (102)
Russ McBurnie (151)

Apologies: Karl Reger (103)

In Attendance: Patrick Rush for Strata Title Management
C. Todd (3)
J. Scarr (82)
M. Dooling (83)
C. Brynes (135)
S. Fermio (138)

Chairman: Wayne Munce

There being a quorum present the chairman declared the meeting open.

MOTION 1	MINUTES
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<p>RESOLVED that the minutes of the previous Executive Committee Meeting held 07/06/2016 be confirmed as a true and accurate account of the proceedings at that meeting.</p>
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MOTION 2	Financial Statements
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| <ol style="list-style-type: none">1. RESOLVED that the financial statements to 30th June 2016, be accepted for SP 79293.2. RESOLVED that the current aged arrears was tabled and an updated on what stage each of the below Lot Owners was currently at –<ul style="list-style-type: none">• Lot 22 – Payment Plan in place as agreed in March 2016. The Strata Manager to check if the payment plan is being adhered to and if all levies will be up to date by the end of the Owners Corporation financial year end. |
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- Lot 81 – Stage 1 Debt Collection

MOTION 3	<i>Outstanding Invoices</i>	
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RESOLVED that no invoices were approved and the following invoices have not yet been approved for payment –

- Core Project Consultants Invoice #4450 in amount of \$11,550.00 + GST – Awaiting further details as per Motion 6.
- Ivy Contractors Roofing Specialists Invoice #2068 in the amount of \$6,600.00 + GST – Waiting on notice to confirm re-attendance and clean all gutters at no extra charge to the Owners Corporation
- Complete Strata Group #0789 in the amount of \$13,515.70 + GST – This invoice did not provide the correct detail and option chosen for the work carried out. An amended invoice has been issued and will be sent for approval at the end of the week.
- The Trust Accountant is to send an invoice for Vesture charges when required for the Treasurer to approve.

MOTION 4	<i>Review the Outstanding Work Order</i>	
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RESOLVED that the outstanding work order report will be included with these minutes as all updates were not received by the meeting date.

MOTION 5	<i>Defects Claim & Inspections Update</i>	
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RESOLVED that it was advised the defect repairs by Meriton' builder commenced on 30/05/2016 and is progressing.

The Owners Corporation are still waiting on the schedule of works from Meriton and it was requested that the Strata Manager follow up and obtain this schedule of work.

MOTION 6	<i>Core Project Consulting Engineering Update</i>	
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RESOLVED that the Owners Corporation agreed to proceed with the Maintenance Program proposal from Core Project Consulting at no charge and they are to be invited to the next Committee Meeting. The Strata Manager to confirm that they will attend the meeting on Tuesday 2nd August.

After receiving the emails between Core Project Consulting, Meriton's Expert & the Independent Expert it was advised that further details of the invoice need to be provided before it can be approved. What was done for the invoice and can Core project Consulting provide an itemised invoice for what their time was spent for \$11,550.00 + GST.

MOTION 7	Storm Damage Insurance Claim Update	
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RESOLVED that the Strata Manager advised that Strata Title Management will be proceeding with the request for the reduced claim on behalf of the Owners Corporation SP 79293 with the insurance broker and CHU, the property insurer.

Further updates will be provided to the Owners Corporation as they come to light.

MOTION 8	Parking	
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RESOLVED that the executive committee advised that the parking situation is currently being monitored and further investigation is taking place. Residents are reminded that visitor parking is for genuine complying visitors only and use by residents will incur a parking fee.

MOTION 9	Repairs & Maintenance	
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That the following maintenance items be updated/processed by STM –

1. **RESOLVED** that the Owners Corporation SP 79293 accept the quotation provided by Complete Strata Group for the repair and install weep holes on the balcony of Unit 521 @ \$4,100.00 + GST.
2. **RESOLVED** that the Owners Corporation SP 79293 accept the quotation provided by Complete Strata Group for the repair for tiling in Unit 112 @ \$4,150.00 + GST.
3. **MOTION DEFEATED** that the Owners Corporation SP 79293 accept a quotation for the installation of window safety lock devices as per the new legislative requirements (ASQB @ maximum of \$17,486.00 + GST or Solutions In Engineering @ \$25,226.37). It was requested why ASQB could not supply and install the push, key locks on the awning windows.
4. **RESOLVED** that the Owners Corporation SP 79293 confirm the approved quotation from Complete Strata Group for repair to the water leak in Unit 336 @ \$4,400.00 + GST.
5. **RESOLVED** that the Owners Corporation SP 79293 accept the quotation from Complete Strata Group for repair to the water leaks in Unit 442 @ \$6,900.00 + GST.
6. **RESOLVED** that the Owners Corporation SP 79293 request that the Strata Manger issue a quotation request to a suitable builder to inspect, report and provide a quotation on the water ingress to Unit 206.

MOTION 10	Repairs Timetable	
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RESOLVED that the Executive Committee advise Owners that they are collating all repairs required at the present time that are not included in the defects and are working towards organising all such work. Please refer to the resolutions in Motions 5 & 6.

MOTION 11	Correspondence
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The following items of correspondence were raised and are to be actioned accordingly –

1. **RESOLVED** that the Owners Corporation SP 79293 agree with recommendation from Auto-Rain Irrigation Pty Ltd's report on the irrigation system and confirm a work order should be issued for regular maintenance.
2. **RESOLVED** that the Owners Corporation SP 79293 request that the Strata Manager re-tender with Energy Australia to see if they will match Origin's electricity offer for a 12 month periods.
3. **RESOLVED** that the Owners Corporation SP 79293 advised that the insurance claim for the lift repairs to Block G have been approved by CHU ad the repairs to commence by Thyssen Krupp Elevators on Monday 11th July 2016 and notices will be placed throughout the common property to advise residents of this.

BEING NO FURTHER ITEMS OF BUSINESS THE MEETING CLOSED AT 7:10PM