

MINUTES OF COMMITTEE MEETING FOR STRATA SCHEME No. 52948, 1-15 FONTENOY ROAD NORTH RYDE HELD ON WEDNESDAY 23 JUNE 2004 at 7.30pm IN THE MEDINA APARTMENTS, 2-12 BUSACO ROAD MARSFIELD.

ITEM 1:

PRESENT: B Copland, E Saultis, M McDonald, G Raichman, D Baljevic, U Aranwella and J Ward.

APOLOGIES C Akani, S Pogorelsky

IN ATTENDANCE: J Fry & S Wicks from Raine & Horne Strata

ITEM 2: That the minutes of the last Committee Meeting be confirmed. Accepted

ITEM 3: Matters arising from the last minutes:

- (a) Roof membranes to be replaced.
Three (3) membranes are complete, with the final roof to be completed by the end of July.
- (b) Skynet Global Broadband Internet and home services to be installed. Installation is now complete. Approximately 30 units have connected to date.
- (c) The installation of water storage tanks is to be considered. Agreed to defer.

The meeting was advised that the new garden center being developed on Lane Cove Road has engaged a company to undertake test bores. It was agreed that:

- 1. A DA be lodged with Ryde City Council for the Strata Plan to carry out a test bore
 - 2. If the bore at the garden center is successful a proposal is to be obtained for a bore to be sunk at the complex.
- (d) Proposals are being sought for repainting/coating the exterior of the apartment buildings.

A quotation from 5 Star Painting was presented and it was agreed that the terms and amount of the proposal were the most favourable received to date. Bruce Copland (Chairman) and John Fry (Managing Agent) are to negotiate contract terms with the painter.

The proposal obtained will enable the work to proceed without the need for a special levy to be raised. Whilst the quotation is in excess of \$100,000 over the longer term Sinking Fund Budget savings have been made in other categories.

A number of quotations have been obtained for the repainting/coating of the exterior of the apartment buildings and it was agreed that the Owners Corporation is now in a position to formally consider and resolve how to proceed in this matter.

In connection with this project it was noted that :

The work will take 12-18 months to complete.
All buildings are to be painted the same colour (cream). It was acknowledged that the pink colour that had been used originally on two of the buildings had not maintained its appearance as well as the cream colour used.

2.

(e) To consider further complaints that dogs are being kept in townhouse 194 which are creating a nuisance.
There have been no further complaints, it was therefore agreed that no further action to be taken in this matter.

(f) Application is to be considered for property improvements to apartment 54.

Following discussions it was agreed that the following works could proceed :

(a) Installation of a free standing timber and lattice archway to divide the courtyard on the basis that:

- The main framework is no higher than the existing boundary fence with the archway between the opening being slightly above the fence.

The owner was advised that their courtyard was above the garage roof slab and therefore the posts would need to be freestanding possibly with a weighted base.

(b) It was agreed that lattice panels could be placed on the inside of the colourbond fence subject to it not being clearly visible from the common areas.

The owner indicated that approximately 6 panels would be used primarily for the support of plants growing within the courtyard area.

(c) Hanging Baskets

Approval was not given for hooks (approximately 3) to be fitted to the concrete ceiling within the courtyard area).

(h) Update required on Digital TV Services to the property.

- The complex is now capable of receiving free-to-air digital TV signals.
- Currently waiting a proposal from Foxtel for the current system to be upgraded to receive digital pay TV service.

(h) The policy on window coverings is to be considered.

It was recognized that some vertical blinds were starting to physically deteriorate, and required replacing. It was approved that vertical blinds could be replaced with other types of window coverings, provided they were in colours as close as possible to those currently existing.

Glass treatments such as reflective film will not be allowed.

(i) Consideration is to be given to painting the ceilings in the pool area and toilet facilities.

The bathroom ceilings have been painted at this stage.

ITEM 4:

To consider the current financial position.

It was noted that Administration Fund expenses are within budget.

The Sinking Fund account balance currently stands at \$552,725

3.

ITEM 5:

To consider a report from Universal Strata Care.
Report was accepted, with the following points noted:

(a) Gardens

A quotation of \$5800.00 has been obtained to supply and install a grid drip watering system in the gardens above the garage area adjacent to the apartment buildings and the front gardens for the townhouses.

It was agreed to proceed with this work subject to the majority of the cost being met from the existing Administration Fund provision for garden items.

(b) Shrubs above pool area to be pruned lightly during current drought period.

(c) Painting of letterboxes – to be deferred to a later date.

(d) Garage driveway speeds –

It was noted that the main garage door has not been left open recently for the morning rush hour period. This has been done to assist in slowing down the speed of vehicles using the garage area.

It was noted that in future due notice must be provided to residents prior to action being taken that generally affects residents (other than in the case of an emergency).

The door is again to be left open during the morning rush hour period and the speed of vehicles monitored by the caretaker to ensure the safety of others accessing/leaving the location.

ITEM 6:

To consider a request that the townhouses be repainted (excluding recently painted pergolas).

Agreed that the townhouses be inspected with it being anticipated that only some maintenance painting is required at this time.

ITEM 8:

To discuss recent amendments to the Strata Schemes Management Act.
John Fry distributed copies to committee members outlining changes to the Strata Schemes Management Act.

The act has been changed recently to formally acknowledge properties with over 100 lots as requiring the need for additional provisions to apply

ITEM 9:

General Business.

(a) Australia Post is again to be requested to install an out-going mail box in close proximity to the complex.

(b) The door for the junk mail cabinet requires repair.

NEXT COMMITTEE MEETING

The next Committee Meeting is to be held on the 18th August 2004.

CLOSURE:

Being no further business, the meeting was closed.