

MINUTES OF A STRATA COMMITTEE MEETING  
THE OWNERS - STRATA PLAN 52948

ADDRESS OF THE STRATA SCHEME:

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113

DATE, PLACE & TIME OF MEETING: A meeting of the Strata Committee of The Owners - Strata Plan 52948 was held on 7/05/2020 commencing at 06:00 PM by video conference in the offices of Waratah Strata Management, Suite 200, 160 Rowe Street, Eastwood.

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
21	21	Yes	Thomas Karolewski
88	88	Yes	Marianna Paltikian
112	112	Yes	Carlos Fornieles Montoya
133	133	Yes	Andrew Ip
142	142	Yes	Genelle Godbee
147	147	Yes	Moses Levitt
181	181	Yes	Stan Pogorelsky
200	200	Yes	John Gore
218	218	Yes	Jeffrey Wang

IN ATTENDANCE:

Maureen McDonald (151)  
Frank Tallaridi - Waratah Strata Management  
Robert Crosbie - Waratah Strata Management

CHAIRPERSON (acting):

Robert Crosbie

Note: As Marianna Paltikian was unfinancial as at the date of the meeting she did not vote on any motion.

Minutes of the meeting:

**1 MINUTES**

Resolved that the minutes of the previous strata committee meeting be confirmed as a true record of the proceedings of that meeting.

**2 OFFICE BEARERS**

This motion was withdrawn as it was dealt with at the previous meeting.

**3 FINANCIAL REPORT**

Resolved that the financial reports for the current financial year were tabled and discussed.

**4 MATTERS ARISING FROM PREVIOUS MINUTES**

Resolved that the following matters arising from the previous minutes were tabled and discussed:

- Disability parking space - Various options for providing a suitable space were discussed, with advantages and disadvantages for each option. Mo Levitt and John Gore are to discuss these options with Steve Carbone and then obtain quotes for the preferred options so these quotes can be discussed at the next meeting.
- Council maintenance of parkland - Minutes of the Council Meeting held on 25/2/20 at which this

issue was discussed were provided to the committee members. John Gore is to write to Jonathan Harris at City of Ryde Council to remind them of the instructions provided at the Council Meeting that a meeting is to be arranged with Macquarie Garden residents to discuss ongoing parking and vehicular access issues.

- Legal advice regarding Lot 158, including acceptance of barrister fee proposal - Subject to amendments required to the content of the costs agreement, the strata manager is instructed to sign the costs agreement under common seal for and on behalf of the Owners Corporation. The barrister is also to be requested to respond to the letter received from O'Brien Criminal & Civil Solicitors on behalf of Lot 158.

## **5 GENERAL BUSINESS**

The following general business items were raised and discussed:

- Bathroom Hose Replacements - The braided hose fittings used in toilet suites and bathroom vanities should be replaced every few years as they can cause significant water damage to the lot owners contents, owners fittings & fixtures and to common property when they burst. Steve Carbone is to obtain a quote from NCB Plumbing to carry out replacement of the braided hoses at each lot owners expense. An email is to be sent to all lot owners to request they appoint NCB Plumbing to attend to this work as the cost will be significantly reduced compared to each owner appointing their own plumber.
- CCTV Cameras to basement garage area - 3 quotes for the installation of additional CCTV cameras to the basement garage area were tabled and discussed. Resolved that the quotes provided by FMT Services at a cost of \$8,900 + GST and \$850 + GST were accepted. Further resolved that a second CCTV monitor is to be installed in the caretakers office at an approximate cost of \$500 + GST.
- Caretakers Office - Resolved the caretakers office is to be patched and repainted.

## **6 NEXT MEETING**

The next Strata Committee meeting is scheduled for 16 July 2020 at 6.00pm.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 07:40 PM.