

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 7/09/2023 via Zoom Video/Audio Conference from 06:00 PM.

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
88	88	Apology	Marianna Paltikian
112	112	Yes	Carlos Fornieles Montoya
142	142	Yes	Genelle Godbee
159	159	Yes	Ramesh Desai
170	170	Yes	Kathryn Cutler
181	181	Yes	Stan Pogorelsky
200	200	Yes	John Gore

IN ATTENDANCE:

Simon Sheen (68)  
Julie Bonello (135)  
Heath Crosbie - Waratah Strata Management  
Imran Shaikh - Austech Engineers  
John Hallak - Austech Engineers

CHAIRPERSON (acting): Heath Crosbie

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 FIRE SAFETY UPGRADE BRIEF**

The Fire Safety Upgrade Brief was discussed with Austech Engineers. The following actions were resolved:

- Fire Safety Upgrade Brief approved and report (FSUR) to be submitted to Council for comment.
- Austech to correspond with Council, copying in Strata Manager.

Austech advised CORE are no longer required for completion of Fire Order. When Council provide comment on FSUR, next stage tendering scope of works can begin. Anticipated 2-3 week response time from Council.

Imran Shaikh & John Hallak left the meeting (06:22 PM).

**3 FINANCIAL REPORT**

Resolved that the financial reports for the previous financial year were reviewed. An 8% increase of the budget is proposed for the current financial year. The Chairperson Report for the AGM will provide information for the owners detailing proposed increases.

**4 BUILDING MANAGEMENT FEE PROPOSAL**

Resolved that the fee proposal submitted by Uniqueco Pty Ltd for building management pricing for 2024, 2025 & 2026 was tabled and discussed. It was noted that countless comments of positive feedback regarding Steve's services contribute to a recommendation from the committee to accept Uniqueco's fee proposal. The Chairperson Report tabled at the AGM will provide more detail of this recommendation.

**5 GENERAL BUSINESS**

The following general business items were raised and discussed:

- Thank you to Steve Carbone and John Gore in recognition of their combined effort coordinating the pool renovation. The outcome of this renovation exceeded expectations.

**6 NEXT MEETING**

Resolved that date of the Annual General Meeting is to be Thursday 26th of October, to be conducted via Zoom Video/Audio Conference and held at 06:00 PM.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 07:05 PM.