

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 01/06/2023 at 06:00 PM via Zoom Video/Audio Conference.

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
159	159	Apology	Ramesh Desai
88	88	Yes	Marianna Paltikian
112	112	Yes	Carlos Fornieles Montoya
200	200	Yes	John Gore
142	142	Yes	Genelle Godbee
181	181	Yes	Stan Pogorelsky
170	170	Yes	Kathryn Cutler
133	133	Yes	Andrew Ip

IN ATTENDANCE:

Maureen McDonald (151)
Simon Sheen (68)
Robert Crosbie - Waratah Strata Management

CHAIRPERSON (acting):

Robert 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 FINANCIAL REPORT

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

3 FIRE SAFETY REPORT

Resolved that the draft Fire Safety Upgrade Brief prepared by Austech Consulting Pty Ltd was tabled and discussed as follows:

- The strata manager is to discuss with Austech what further work is required for them to be able to complete the Scope of Works so that the required work can be placed out to tender.
- Austech are to advise whether there are items that can be requested that Council remove from the Fire Order.
- Austech are to advise whether the sealing of the penetrations between floors is part of the scope of works or if that has been missed from the report.
- Austech are to provide an estimated timeline for the progress of the works.
- Austech are to confirm that they have been keeping Council fully informed on the progress of the works.
- That a meeting is to be arranged between Austech and the strata committee should these issues need to be discussed further.

5 EV CHARGING

Resolved that proposals received from electric vehicle charging installers were tabled and discussed as follows:

- It is proposed that 2 EV charging stations be installed, one in a visitor parking space and one next to the bike storage area.
- It is likely that a 3rd charging station can be installed next to the current visitor parking space at a later date if demand requires.
- The quote provided by EVSE has been accepted in principle.
- The strata manager is to obtain fee proposals from 2 solicitors to prepare a suitable By-Law. A further voting-paper-only committee meeting will be held to accept one of the solicitors fee proposals.
- Once the By-Law is received a general meeting will be required to allow the Owners Corporation to consider/approve the By-Law and then to confirm the acceptance of an installation quote.

6 GENERAL BUSINESS

Resolved that the following general business items were raised and discussed:

Swimming Pool Repairs - Steve Carbone is obtaining a quote to replace the tiles around the edge of the swimming pool with non-slip tiles.

Carwash Hose - Steve Carbone is to be requested to install a retractable hose for use at the carwash bay.

7 NEXT MEETING

Resolved that the date of next Strata Committee meeting is to be decided once the solicitors fee proposals for the EV Charging By-Law have been received.

The next in-person committee meeting is to be held on 27 July 2023.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 07:41 PM.