

**NOTICE 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 will be held on 25/05/2023 at the Pool Facility. The meeting will commence at 06:00 PM.

This meeting will commence from the pool facility and be followed by an informal walk around of common property.

The Agenda for the meeting is:

1 MINUTES

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

2 POOL & SPA REPAIR

That repair recommendations for the swimming pool and spa be discussed.

3 GENERAL BUSINESS

That any general business items be raised and discussed.

4 NEXT MEETING

That the date time and location of the next Strata Committee meeting be decided.

Date of this notice: 22 May 2023

NOTES:

Only executive committee members are entitled to vote on agenda items at a Strata Committee Meeting.

A quorum at an Strata Committee Meeting is 50% of the persons entitled to vote; each Strata Committee Member has one vote, the Chairman does not have a casting vote.

In the event than an agenda item is a tied vote the resolution is deemed to be lost as it was not passed by a majority.

Appointees acting on behalf of a Strata Member can only vote if the Strata Committee resolved to accept the appointee.

An owner or company nominee can attend Strata Committee meetings but can only address the meeting with the permission of the Strata Committee members.

For large schemes (over 100 lots, not including utility lots) notice of strata committee meetings are to be sent to strata committee members, all lot owners and placed on a noticeboard (if any) maintained by the Owners Corporation. Minutes of strata committee meetings are to be sent to strata committee members and any owner that requests a copy within 7 days of the meeting.

SWIMMING POOL AND SPA REPAIRS

ISSUE

The swimming pool has developed several rust spots that need attention.

BACKGROUND

Several years ago, rust spots, commonly known as concrete cancer, appeared on the bottom of the pool. They are caused by the rusting of the concrete reinforcement rods. They were treated by digging out the spots and resurfacing.

Now, several years later, one spot has reappeared, and another has developed. The Property Manager sought quotes for repairs and received four:-

1. *My Pool Painter* offered to remove the marks and test and repair other areas and then cover with an epoxy paint for \$44,800
2. *Fibrestyle* offered to fix the rust spots, precoat the pool surface and apply a fibreglass shell. \$55,000.
3. *Hills Pool Painting and Renovation* offered to make repairs and to apply New Zealand white pebblesheen with 40% glass bead surface. \$31,300 + GST
4. *Lotus Pool and Spa* offered to repair the pool and cover in *Beadcrete* similar to (3) above. \$98,000.

These quotes were circulated to committee members for comment and several replies favoured Option 2 as it provided a more permanent solution to the rust spot problem and not all members liked the harshness of the existing pebblecrete finish.

COMMENT

Rust spots are likely to increase in number as the pool ages. Option 1 can fix the existing spots but will neither guarantee their return nor prevent new spots appearing. Options 3 and 4 are similar but the pebblesheen and beadcrete (concrete with glass pebbles infused) are likely to allow water through the concrete to the reinforcement rods and cause further rust stains to develop and will not prevent the pool leaking as it ages.

Option 2 provides a shell of protection to the concrete and is likely to stop any leaking, but fibreglass surfaces are known to be slippery..

Steve and I asked the supplier to show us a finished product and we visited *Liberty Grove* to view their pool. It is a very large outdoor pool, about 3-4 times the size of ours. In reviewing the surface, we noted that a rough finish has been applied to the stairs and shallow parts to address slippage. We also noted the colour and the effect of depth and shade on the pool colour.

RECOMMENDATIONS For discussion at 25 May Meeting:

Recommended that:

Fibrestyle be engaged to make the necessary pool repairs including a fibreglass shell.

If this recommendation is approved, the committee discuss the following recommendations that:

1. a non-slip surface be applied to stairs and the spa shelf.
2. the need to include a non-slip surface on parts of the shallow end of the pool and in the spa be discussed
3. the line of surrounding pool tiles be a dark blue to match the colour scheme of the pool and the pool area

4. the fibreglass colour be *Lagoon* (as per attached example)
5. the work be carried out towards the end of winter, August – September 2023 (This will take the payment into two strata financial years)

John Gore

