

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 2/05/2019 at 06:00 PM at 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	Apology	Marianna Paltikian
142	142	Yes	Genelle Godbee
147	147	Yes	Moses Levitt
151	151	Yes	Maureen McDonald
181	181	Yes	Stan Pogorelsky
200	200	Yes	John Gore

IN ATTENDANCE: Robert Crosbie - Waratah Strata Management
Frank Tallaridi - 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 as follows:

- The strata manager is to recode various expenses to the correct account code, including some gas charges and a Uniqueco invoice.

3 MATTERS ARISING FROM PREVIOUS MINUTES

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

- Lift refurbishment project - The strata manager is to again follow up Thompson Elevator Services for an update on the lift upgrade contract and the commencement date of the project so residents can be advised.
- Disability parking space - The strata manager is to follow up with Ryde Council who have not yet responded to the previous request.
- House Rules - swimming pool and tennis courts - John Gore is to add an additional clause to the House Rules document to cover cars entering and exiting the main garage door. Once the House Rules document has been finalised the strata manager is to email a copy to all owners and to print copies for all residents which are to be placed in the letterboxes by members of the committee.
- Gas Charges - The strata manager confirms that the charges for the additional gas points for the

2018 year (which had been inadvertently deleted from owners levy accounts due to Waratah's IT Incident) and the charge for the 2019 year have been charged to all relevant levy accounts. It was also noted that the following decision was made at the strata committee meeting held on 20 July 2017: *"The historical charges to lot owners for additional gas points was discussed. The strata manager advised that a thorough review of the BCS records has been carried out, including a request for further information from BCS, and it is still not possible to accurately confirm the amounts that have been charged to and paid by the respective lot owners. It is the view of the strata committee that the cost of carrying out a forensic audit of the strata accounts over many years would far exceed the amount of any unpaid additional gas charges and therefore the cost of this exercise could not be justified. Resolved that a motion is to be placed on the Annual General Meeting agenda to allow owners to vote on whether a forensic audit of the gas charges is to be carried out or whether it will be deemed that all gas charges are paid up to date. (Note: In the accounts provided by BCS at the change of strata manager they indicate General Debtors in relation to gas charges totalling \$1,411.66, of which only \$91.66 relates to strata committee members. The committee do not believe this information is accurate but have deferred this decision to be made at the AGM so there is no question of a conflict of interest by the committee.)"* It is noted that the above motion was not included on the agenda of the following AGM, therefore the strata committee will include this motion on the agenda of the 2019 AGM.

4 CORRESPONDENCE

Resolved that correspondence received was tabled and discussed as follows:

- Letter from Ryde Council regarding owner complaint to Fire and Rescue NSW about ongoing maintenance issues for fire safety - An owner has lodged a complaint with Fire and Rescue NSW about fire issues at the property. That complaint was passed on to Ryde Council to investigate. An inspection has been carried out by Ryde Council, but no written response has been received advising of the outcome of that inspection as yet.
- Renovation Application Lot 170 - The request to undertake renovations to Lot 170 is approved, subject to the conditions of Special By-Law 12.
- Email from Rose Yueng Lot 213 - Rose Yeung has advised she has written to Victor Dominello to request a "Keep Clear" area be painted on the roadway outside of Tuckwell Park to allow residents to turn right on to Fontenoy Road during peak traffic periods.
- Email from Lot 158 regarding use of Council land for parking and smoking - No further action to be taken.
- Email from Lot 158 regarding Treasurers position and lost BCS USB - No further action to be taken.
- Email from Lot 158 to Thomas Karolewski concerning gas charges, 1999 to 2016 - It is noted that this matter was raised before by the owner of Lot 158. To avoid breach of Special By -Law 13 Unreasonable Communications, owners are advised to direct all communication via the Strata Manager. It is also noted that the 2018 treasurers appointment was specifically for the functional purpose of the strata committee, reporting only to the committee during that tenure. It is also noted that the functions of the treasurer are delegated to Waratah Strata Management in their management agreement.

5 GENERAL BUSINESS

No items discussed.

6 NEXT MEETING

Resolved that next Strata Committee meeting is to be held on 20 June 2018 at 6.00 pm.

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