

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 13/09/2018 at 06:00 PM at the offices of Waratah Strata Management, Suite 200, 160 Rowe Street, Eastwood.

PRESENT:

| Lot # | Unit # | Attendance | Owner Name<br>Representative |
|-------|--------|------------|------------------------------|
| 21    | 21     | Yes        | Thomas Karolewski            |
| 88    | 88     | Yes        | Marianna Paltikian           |
| 112   | 112    | Apology    | Carlos Fornieles Montoya     |
| 142   | 142    | Apology    | Genelle Godbee               |
| 147   | 147    | Yes        | Moses Levitt                 |
| 151   | 151    | Yes        | Maureen McDonald             |
| 181   | 181    | Yes        | Stan Pogorelsky              |
| 200   | 200    | Apology    | John Gore                    |

IN ATTENDANCE: 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.

Further resolved that the draft budget for the coming year was tabled and the proposed Administrative Fund levy was set at \$800,000 + GST and Capital Works Fund levy set at \$295,000 + GST.

**3 MATTERS ARISING FROM PREVIOUS MINUTES**

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

- Telecommunications Equipment - It is recorded that the WHome/Big Air equipment has now been removed from the building and a payment received from the company in the amount of \$12,000 incl. GST in full settlement of the rent and strata expenses.
- Fontenoy Road - Mo Levitt is to continue to speak with Ryde Council about this issue.
- Electric Vehicle Charging Stations - Mo Levitt has obtained an estimated cost of \$100,000 - \$200,000 to supply and install each charging point. This is not considered a high priority item, but will continue to be investigated to see whether other cheaper alternatives are available.
- Swimming Pool Use by Swimming Teachers - Swimming teachers are permitted to use the pool only when they are teaching residents and their invited guests. Steve Carbone is to monitor this

situation and advise if any issues arise.

■ Use of Visitor Parking by residents:

1. Signage and road markings are to be installed to keep the area around the rear gates clear of vehicles at all times.
2. A notice is to be distributed to all residents to advise that strict compliance with By-Law 2 is required i.e. that residents are not permitted to park on common property, including the visitor parking spaces, at any time.
3. Steve Carbone is to monitor the use of visitor parking by residents, is to place notices on the vehicles of offending residents and is authorised to use stickers on the windscreens of repeat offenders.

#### 4 **CORRESPONDENCE**

Resolved that the following correspondence received was tabled and discussed:

- Email from Rob Brown (Lot 209) regarding appearance of townhouses and removal of lattice - No change to the lattice is to be made.
- Emails from Lot 158 to owners - It is noted that Lot 158 is continuing to send lengthy emails to some owners with his grievances against the current and previous strata committee members and against the current and previous strata managers. The committee have made a decision, in accordance with Special By-Law 14 - Unreasonable Communications, that it will ignore these communications and waste no more of the strata committees time or the Owners Corporations funds in legal fees to respond to these matters. Owners are requested to pass any concerns they may have with Lot 158 correspondence on to the strata manager so these can be raised with the strata committee.
- Email from Rose Yeung (Lot 213) regarding common area lighting - Steve Carbone is to arrange an electrician to attend the property at night to inspect the area adjoining townhouse 212 to see whether any additional lighting is required.

#### 5 **GENERAL BUSINESS**

The following general business items were raised and decided as follows:

- AGM Motions - The following additional motions are to be included on the AGM agenda:
  1. A proposal to proceed with the lift upgrade work recommended in the lift engineers report, with this work to be commenced around June 2019 so the cost will be spread over 2 financial years.
  2. The updated by-laws prepared by Jane Crittenden Lawyers.
  3. The Chairman's Report.
  4. The motion requisitioned by the owner of Lot 90 regarding his levy arrears.
- TV Antennas - The quote provided by Crest TV to replace the TV antennas on the top of each building at a total cost of \$1,380.00 incl. GST is accepted.
- Lot 147 Flooring - The owners of Lot 147 are approved to carry out a Minor Renovation to raise the floor level of the sunroom by installing timber bearers laid on the existing tiles and new timber flooring.
- Garage Storage - Steve Carbone is to provide a list of all garages where the residents are storing materials that are not in keeping with the appearance of the property, creating a potential fire hazard and providing nesting grounds for vermin. The strata manager is to then write to those residents to request those materials be removed to prevent these hazards.

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