

Extract from committee meeting dated 11 November 2020, where owners received no information about NCAT case.

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

- Legal advice regarding Lot 158 - The strata manager is to request JS Mueller & Co to review the previous Deed of Agreement prepared and also to seek NCAT orders on the defamation matter and unreasonable communications in conjunction with the NCAT application lodged by Lot 158.
- NCAT Application lodged by Lot 158 - This matter is currently in the hands of JS Mueller and Co to review the application and respond on behalf of the Owners Corporation.
- Review of Animals By-Law - The following proposed changes were discussed:
 - That a small dog be 10kg when fully grown.
 - That the animal needs to be carried in a carry bag while inside the unit buildings.
 - That the animal owner be held responsible for cleaning and replacing any common property damaged by the animal.
 - That an application fee of \$250 be charged per animal.
 - That if 3 independently verified complaints are received about any animal, that approval for the animal can be revoked.
 - That proof of attending a training course needs to be provided within 3 months of approval of a puppy.
 - That different rules will apply to the townhouses to the units.

The strata committee are to forward any further proposed changes to John Gore who will prepare a summary document to be sent to the solicitor to amend the current draft by-law.

Solicitor Adrian Mueller, Waratah Strata Management, and committee members failed to notify NCAT about resignation of Mr. Moses Levitt, who was listed in case SC 20/33352 as one of six committee members reported for mismanagement of the complex, including unpaid levies for personal use of gas heating since 2001:

Birdlife - The proposal to encourage birdlife in the complex was briefly discussed. Major changes to the existing gardens is unlikely and the Owners Corporation have no control of the adjoining Council land.

- Creation of a Smoking Area - Deferred to next meeting.
- Charges for additional gas outlet - Members of the committee are to do further research on the typical annual cost of using a gas heater to determine whether a change to the current \$220 fee is required.
- Renovation Application Lot 19 - This renovation application was approved in accordance with the Renovations Special By-Law.
- COVID-19 Rules for use of swimming pool - Based on the current government rules of one person per 4m² in public areas it is estimated that 15 people should be able to be in the pool area, but

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this was considered to be too many people using the pool at one time. It was decided that a maximum of 6 people would be allowed in the swimming pool at one time and a maximum of 4 people allowed in the spa at one time. Steve Carbone is to be requested to investigate installing a QR code system to record users of the pool or a manual system of recording the lot numbers of users for contact tracing purposes.

- Resignation of Mo Levitt from strata committee - Mo Levitt has submitted his resignation from the strata committee. A vote of thanks was passed to Mo for his many years of service to the committee.
- Appointment of replacement committee member - The strata committee have appointed Kathryn Cutler as the replacement committee member and welcome her to the committee.