

MINUTES

*of the Executive Committee Meeting of SP 47991,
held Monday, 15 June 2009*

Present: P. Dickeson, R. Flannery, C. Murray, I. Smith, R. Vernon, R. Joy,
A. Loibl

Apologies: I. Smith, D. Walker, B. McCosker

Attending: Raymond Cheng (Bright & Duggan Pty Ltd)
A. Lim

Chairman: R. Joy opened proceedings at 6:00 PM

Motion 1: *Resolved* that the minutes of the previous executive committee
Minutes meeting held 18 May 2009 be adopted.

Motion 2:
Strata Managers Report The strata manager's correspondence and other correspondence
received by the committee was tabled at the meeting. The following
correspondence was resolved:

1. Unit 157 – Application to paint mural on exhaust tower:
The application was reviewed and rejected on the grounds it was inconsistent with the appearance of the lot by-law. In the event the owner proceeds they will be required to repaint the common property to its original colour at their own expense.
2. Unit 161 – Application for heating & dog (petite hound):
The application was reviewed and approved. R. Joy will additionally contact the lot owners to discuss other potentially more effective options for heating. A standard letter for dog application will be sent to the owner by B&D

3. Unit 127 – Request to improve TV reception:
R. Joy will request Austrata to inspect units 127, U128 and Unit 88.
4. Unit 43 – Permission for dog, satellite dish, change to pergola and replacing sliding doors:
Noted the committee had already provided instructions to B&D on this matter being a) Standard approval letter for pet to be issued b) further details on other items requested. B&D to confirm they have responded to owner and to supply the committee with a copy of the response given to unit 43.
5. Unit 71 – Garage gates being left open and illegal parking:
The committee notes the issue with both the gates left open and illegal motor cycle parking by residents in common garage areas.

With regard to the gates, the committee will request the cleaners to minimise gate openings during the execution of their cleaning duties and will request any owner's corporation appointed contractors to cease this behaviour (should they have been doing so).

With regard to the motorcycle parking, the committee will give consideration to designating areas for motor cycle parking. Detailed plans to be gathered for the next meeting to discuss possible areas for it.
6. Unit 92 – long term owner be exempt from parking audits:
Response already provided to lot owner.
7. Unit 104 – Advising of a Parcel theft:
The committee notes the incident and advises Residents who receive parcels via courier and/or Australia Post to be aware that if they allow parcels to be left on common property they do so at their own risk.
8. Unit 132 – Request for cable T.V update:
Response already provided to lot owner.

Note that the strata manager is to give clarification to an expected turnaround time for correspondence once requested by the owner's corporation and subsequent follow up. Pending this is satisfied, motion two is carried.

Motion 3:
*Committee
Reports*

The following sub-committee's reports were received, discussed and actioned as required:

1. Finance – C Murray tabled financial reports at the meeting. The arrears report was also tabled at the meeting. The Committee accepted the report. Resolved that Colin will continue recording movement of the funds and will forward other reports to the committee for information.
2. Operations – R Flannery tabled and discussed the report at the meeting. From the report the following was resolved:
 - a) noted that thanks were extended to T. Moon for his efforts in tabulating the extensive information in regards to parking access database.
 - b) B&D to issue the overdue letter to pet owners re dog littering within one week of agreeing the wording of the letter.
3. Works – the works report was tabled at the meeting. The Committee accepted the report.
4. Community Services – recent web updates was tabled at the meeting.

*Common
property*

There were no matters arising.

There being no further business the meeting closed at: 19.25