

**MINUTES OF THE MEETING OF THE STRATA COMMITTEE
OF THE OWNERS CORPORATION
STRATA PLAN 22906
THE WATERTOWER**

Thursday 9 August 2018

The meeting opened at 7.25 pm

Present:

Committee: Margaret Brodie (MB), Max Middleton (MM), Henry Compton (HC), Aaran Creece (AC)

Quorum: Yes

1. Apologies: Fenn Gordon (FG), Michelle Rogers (MR), Jessica Carolin (JC)

2. Minutes of previous meeting:

- 8 May 2018 confirmed and accepted.

3. Review Actions from previous meeting(s) requiring further discussion and/or carried forward

3.1. Post-AGM follow up

- Issue a security awareness notification to residents
Agreed: MM to arrange (carried forward)

3.2. Skylights – some eastern 3rd floor apartments need attention (HC) – carried forward

Action: MM to review work required and facilitate quotes, etc

4. Financial Matters

4.1. Profit & Loss statement – to be issued and reviewed separately

4.2. Levy Arrears (with more than 2 quarters in arrears)

Status: Lots 16 & 20 – have agreed to catch up

5. Updates on Projects

5.1. Garden & related activities

Note: 18x dollies have been designed by Max, manufactured and delivered/installed that now support all the large pot plants, protect the tiles from water damage and allow easy rotation.

5.2. Energy Projects / Sustainability / Council Innovation

Status: LED tube upgrade (ongoing)

5.3. Defect/ Warranty Issue RBS

External white leaching from new window sills on east and west façades

Status: (1) Additional detailed investigation by BCRC of selected windows was undertaken on 3&5 August
(2) Awaiting supplementary BCRC report to be included with defect report for our legal representative to send to RBS lawyers

5.4. Atrium Remediation Work

BCRC's initial investigative work undertaken. Additional investigative work now identified as being needed via the atrium walkway ceiling spaces using abseilers.

Status: -(1) Planned for 15 August.

(2) Awaiting final remedial specs from BCRC

Action: MM to advise residents about workers prior to work commencing

5.5. Lift Upgrade:

- Full and comprehensive upgrade by Electra Lift including recommended additional items quoted \$185K (+GST) with a 11 week lift downtime for the work to be undertaken. Electra need 6 months notice before commencing work.
- Electra Lift company also investigated the feasibility to extend the lift to service levels 5 and 6. This is possible now with the new European lift technology and would entail lift shaft building works with an entirely new car/system quoted \$381K (+GST) and a lift downtime of 17 weeks. The difference of \$196K (+GST) would need to be funded by the owners of units 501,502,601 & 602 should they agree to this proposal, and if agreed, an EGM would be required for owners to agree to the additional building works to common property and the additional downtime of 6 weeks.

Action: MM to inform 4 tower unit owners and seek a combined response on whether or not they agree to fund the differential and put a motion to an EGM proposing this work.

6. Building Management & Maintenance

6.1. Plumbing / water leaking issues

- Main internal taps leaks repaired U115 and U303
- Sewer blockage fixed and jetblast

Status: Work completed by DR King plumbing - closed

6.2. Internal Repairs

- Units 1 and 2 - substantial entrance subsidence and major wall breaks
- U102 major wall and floor/wall breaks
- Ausgrid substation – substantial brick wall cracks/breaks

Status/Confirmed: SRRB contractor engaged to undertake these repairs

7. Strata Administration & Compliance

7.1. Child window locks undertaken by ASQB for ~\$10K

Status Completed - closed

7.2. Swimming pool child safety compliance certification– outstanding items relating to gate hinge not complying

Status: Awaiting clarification from Council and Bensons locksmiths on gate hinges

7.3. CPSGlobal / VHA-Vodafone proposal re rental of rooftop space for the installation of mobile antennae.

Status:

- (1) Presentation/information meeting of owners held at Club Redfern held 2 July 2018
- (2) EGM held 17 July 2018 – motion upheld unanimously to enter into lease with Vodafone, subject to our legal representatives finalisation of terms and conditions of lease

Action: MM to hand over to Bannermans Lawyers for review and finalisation of terms and conditions.

7.4. Annual Fire Safety Statement (AFSS) due August 2018

Status: Outstanding defects authorised – awaiting National Fire to complete before certification can be issued

7.5. Insurance – Annual strata insurance renewed: Strata Community Insurance (Underwriter Allianz) Sum Insured \$28m; Annual Premium \$27,384

7.6. Owners Corporation Renovation Procedures and Policy document reviewed.

Status: Further committee discussion required to finalise: Committee to respond to MM.

7.7. Smith Family Collection Bin – handover of ownership from Suellen (leaving).

Status: Yet to be resolved; carried forward

7.8. MM/MB offsite/away 2/9/2018 - 9/9/2018 – AC agreed to be available on the ground as and when required.

8. Other incidents/activities

8.1. U5 floor noise complaint against U106 – now rectified and item closed.

8.2. U501 party noise complaining w/e 4/5 Aug : new owner sent apology letter

8.3. U309 – advice of undue harassment from U209: noted.

9. Inward correspondence received (not previously covered) requiring review/decisions/noting

9.1. U5 Additional minor renovation request: work approved to proceed / confirmed

9.2. U115 Bathroom renovation request for contribution to for membrane (original bathroom) costing \$1,100 as per policy.

Agreed: \$700 contribution

Action: MM to advise owner U115 and make credit/payment.

10. Other New Business

10.1. Watertower (SP22906) 2018 finalist in Strata Community Association awards for Sustainability.

MM/MB attended presentation dinner to accept award on 3 August 2018.

11. Next meetings:

- Strata Committee: TBA

The meeting closed at 8.49 pm

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12. Carried forward (remains on agenda)

- 12.1. Pool Slab condition /ACOR Engineers recommendations
Status: *MM is in consultation with another contractor to quote and repair areas on slab where seepage and damage evident.*
- 12.2. Repaint swimming pool – *held over until timing and extent of works on slab decided*
- 12.3. Redwatch and Central to Eveleigh corridor project
 - Monitor for community notifications and invites.
 - Canopy on external front entry
Status: *New supplier (Sunshade OZ) has measured – awaiting quote*
Resolved: *To hold off and consider later in year*
- 12.4. Roof repairs identified in roof survey report
Resolved: *As not included in 2016 budget, to hold off and consider as an item in 2017/18 budgets*
- 12.5. BasefX quote \$4,800 for Fixed Ladder Access walkway (north east roof area)
Resolved: *To await outcome of any agreement with Vodafone for mobile tower (as this would be a requirement in our terms and conditions)*
- 12.6. BasefX quote \$23,800 for Walkway over south ridge and box gutter (south west roof area) and along western roof valley – approx. 50 metres)
Resolved: *As not included in 2016 budget, to hold off and consider as an item in 2017/18 budget*
- 12.7. Air- conditioners Assessment
 - Other air-conditioners – assessment and cost estimates to comply with building code received for external units.
Status: *Outstanding Units: 3, 4, 109 (partly completed (drainage), 114, 301, 405, 601, 602*
Action: *MM to follow up with owners/contractor (early 2017)*
- 12.8. Skylights on 3rd (west) – audit and maintenance
Status: *Contractor handyman Sajih to finalise assessment of outstanding units (309, 310, 311, 314, 315, 316) and provide report and quote*
Action: *MM to follow up with contractor when time permits (possibly first/second qrt 2017)*
- 12.9. Plumbing/leakage items on watch for further occurrences:
 - Office Unit 8 / Unit 107 – Plumbers DR King have investigated and found issues with shower in Unit 107. Tenant will advise owner.
 - Unit 306 – water leaking down SE corner of wall/cornice from balcony/join in Unit 403. DR King have made initial investigation but source not entirely clear. MM has made an inspection and taken photos of a couple of areas where there is evidence of dampness
 - Unit 306 – new leak over living room
 - Unit 314 – evidence of dampness in western side above window. Remedial Building have sighted.
 - Level 1 water ingress to ground level Unit 5 below. This is related to the balcony runoff.
 - U201 bathroom into U101
- 12.10. Signs on each floor opposite lift to indicate apartment numbers direction to follow
 - *MM to arrange after upgrade/painting of common areas*
- 12.11. Sydney City Council requested to write up a case study for Watertower once the lighting upgrade with LED's has completed.
- 12.12. Building Security Upgrade: Other stages including CCTV and computerised access to the basement roller doors will be considered against other priority budget items, later in the year.
- 12.13. Painting of internal corridors and apartment doors for levels 1, 2 and 3 carried forward to review in 2018 and beyond budgets.