

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

Tuesday 19 February 2024

[Virtual \(Zoom\) Meeting](#)

The meeting opened at 7.05 pm

In attendance:

Committee: Marie O'Brien (MO), Max Middleton (MM), Aaran Creece (AC), Thu Tuyen To (TT), Emma Tinkler (ET).

Chair: MO

Quorum: Yes

1. Apologies: Margaret Brodie (MB), Lina Jakob (LJ)

2. Meetings/ Minutes

- 2.1. Minutes of previous meetings:
 - 2 November 2023 confirmed and accepted
- 2.2. AGM 28 March 2024 – the following items were reviewed and ratified
 - 2023 P&L
 - 2024 Budget
 - Motions

3. Review Actions from previous meeting(s) requiring further discussion and/or carried forward (*if not included separately*)

- 3.1. EMV charging station – agreed to incorporate with Energy (gas/electricity/grid/emv) consultancy (refer projects below)
- 3.2. Weathershield for Unit 314 completed and tested – noted
- 3.3. Notification re conditions when working from home and other matters – carried forward

4. Financial Matters

- 4.1. Profit & Loss 2023 reviewed with 2.2 above
- 4.2. Levy Arrears – none

5. Updates on Projects

- 5.1. Garden & related activities (MB)
 - Palm tree pruning completed
- 5.2. Major remediation project balcony/doors U403 – now completed
- 5.3. VHA/OPTUS Vodafone mobile /antennae tower
 - Ongoing access requests for configuration updates, defect investigations and emergency after hours requests.
 - Battery replacement flagged – noted we are awaiting further information
- 5.4. Redfern Station Upgrade
 - Ongoing dialogue with Novorail / Transport for NSW noted
 - Noise (esp. no smoking) announcements etc. –action/complaints have resulted in reduction in noise levels and the stopping of no smoking announcements in the Marian street entry area
 - Apartment post-dilapidation about to be undertaken by Novorail engineer directly with owners and also with the Owners Corporation for common property areas - noted
- 5.5. Atrium works
 - Downpipes replacement (eastern roof) – completed
 - Additional painting by abseiling (eastern side) and other repairs (e.g. steel railing) - completed
- 5.6. Walkway drainage grates and plumbing – noted that eastern walkways completed (except for NE 4th floor)
- 5.7. Roofing replacement/repair
 - Repair (below U404/ stairs (SE) - completed
 - Box gutter renewed partially areas (SW) - completed
 - Box gutter replacement (SE) – completed
 - Roofing under solar heater panels and adjoining gutter/downpipe/insulation (SE) – quote from CAS \$31k accepted
 - Box gutter (remainder on west) – awaiting quote.
- 5.8. Exterior painting facades x4 and window cleaning – completed

Prepared by Secretary February 2024

- 5.9. Painting tower (501, 502, 601,602) & 4th floor (401, 402, 403, 404) balcony façade areas – wall remediation, painting including steel balustrades & parapets – quote from CAS accepted \$59K
 - 5.10. Frangipani Garden causing leaking into apartment below and brick wall seepage. Agreed to excavate and undertake waterproofing and drainage and renew to create additional recreation space adjoining level 1 (SE) corner. SSRB to be engaged.
 - 5.11. Basement – slab concrete cracking remediation – yet to be scoped/priced.
 - 5.12. Energy (gas/electricity/grid/emv) consultancy
 - Status: MM preliminary review of possible consultants - outstanding*
 - 5.13. EMV – NSW grants. Noted not eligible due to a mandatory criteria not being met (no available car spaces)
- 6. Building Management & Maintenance**
- 6.1. Rain impacted leaking issues from SE balconies to apartments below
 - U305 on watch
 - 6.2. Vandalised timber fire exit security door to Rosehill Street – note:
 - Replaced by Wormald
 - Suspected asbestos in door tested negative (by Airsafe)
 - 6.3. Intercom Issues
 - U109 solution agreed and mostly completed
 - U502 reported faulty – electrician engaged
 - U310 reported faulty – electrician engaged
 - 6.4. 16/11/2023: Major sewer blockage impacting several units on L1 and L2 for a long period. Found to be a result of hardened kitty litter in lower sewer pipes. Job took plumbers 14 hours to investigate and remediate. Agreed to include notice to residents about kitty litter and wipes not being permitted in waste pipes.
 - 6.5. 16/1/2024: storm deluge and leaks
 - U301 minor window leaks
 - U502 substantial window leaks

Agreed to monitor and remediate as necessary
- 7. Strata Administration & Compliance**
- 7.1. Ground Floor Parcel Box
 - Ongoing reports - noted
 - 7.2. CPR (Defib) training

Agreed ET/LJ to take up project and to meet MM on 29/2/24 to discuss logistics to facilitate (comms, venue, time, etc.) with Health Corp
- 8. Other incidents/activities/complaints, etc.**
- 8.1. 10/1/2024: High end bicycle stolen from basement (presumably with easy access out from Rosehill side door which was awaiting repair.
 - 8.2. Contractor parking: ongoing complaints from residents about private contractors and others using and blocking Marian street carpark. Draft new policy reviewed and agreed to be posted on notice board and website
 - 8.3. For security and safety reasons CCTV in building and bollard/barriers in Marian Car park to be installed – agreed to include a motion in AGM
- 9. Inward correspondence received (not previously covered or in pipeline) requiring review/decisions/noting**
- 9.1. 30/11/2023: U104 renovation proposal notification for floating floors confirmed
 - 9.2. 1/2/2024: U2 renovation proposal notification for installation of airconditioning confirmed
 - 9.3. 13/2/2024: U113 renovation (widening) of car space. Owner to be advised to arrange lawyer to prepare motion and bylaw for forthcoming AGM
- 10. Other matters (if raised/received/noted at meeting)**
- 10.1. Christmas party Sunday 10 December – review success
 - 10.2. End of year / 40th event – agreed to combine into one event on Saturday 23 November 2024 and to invite Lord Mayor.
- 11. Other / New Business:**
- Tom on sick leave – note that Slavka filling in
 - Max off site (away) 22 Feb to 10 March
- 12. Next meeting TBA**

The meeting closed at 8.32pm