

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

**Tuesday 27 June 2023**  
[Virtual \(Zoom\) Meeting](#)

***The meeting opened at 7.02 pm***

**In attendance:**

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

**Chair:** MO

**Quorum:** Yes

**1. Apologies:** Margaret Brodie (MB)

**2. Meetings/ Minutes**

- 2.1. Minutes of previous meetings:
  - 2 March 2023 confirmed and accepted
  - 4 April 2023 (post-AGM meeting) confirmed and accepted
- 2.2. AGM 30 March 2023 Minutes reviewed

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

- 3.1. U308 re noise U404 and U404 future renos.  
*Confirmed* OC acknowledgement sent
- 3.2. Levy arrears Lot 31 – note: fully repaid
- 3.3. CPR (Defib) training  
*Action:* MM to follow up and facilitate (comms, venue, time, etc.) with Health Corp
- 3.4. EMV charging station  
*Agreed:* Incorporate with Gas/Electricity consultancy review
- 3.5. New Pool light to be installed as soon as possible
- 3.6. Intercom issue U109 - MM to arrange electrician to review options.
- 3.7. Weathershields for 3<sup>rd</sup> floor apartment doors (c/f – MM)

**4. Financial Matters**

- 4.1. Profit & Loss June 2023 reviewed
- 4.2. Levy Arrears – none

**5. Updates on Projects**

- 5.1. Garden & related activities (MB) – no activity
- 5.2. Vodafone mobile /antennae tower  
*Note:* Ongoing access requests for configuration updates, defect investigations and emergency after hours requests.
- 5.3. TELSTRA mobile tower/ antennae proposal  
*Status:* Downer group (for Telstra) advised withdrawal of proposal due to complexities.  
*Agreed:* No action required – close case
- 5.4. Redfern Station Upgrade
  - Ongoing dialogue with Novorail / Transport for NSW  
*Status:* Integrated PA system tested for noise with residents. No impact found.
- 5.5. Downpipes replacement (eastern internal atrium)  
*Status:* Downpipes to be installed by contactor CAS (as per quote) – partly completed.
- 5.6. Atrium abseiling painting (eastern side) and other repairs (e.g. steel railing)  
*Status:* Completed (as per quote, with variations for additional remedial work)
- 5.7. Walkway drainage grates and plumbing - eastern walkways (x5) to installed  
*Status:* Completed
- 5.8. Roofing replacement/repair
  - South-east roof – initial fix/replacement – partly completed – further assessment required  
*Status:* CAS to proceed based on quote
  - Under pool solar panels (eastern side)  
*Status:* CAS to proceed based on quote – yet to be started

***Prepared by Secretary June 2023***

- 5.9. Balcony waterproofing/new doors U403 - completed
- 5.10. Exterior painting facades x4 targeted for 2023  
*Status: Action:* MM to follow up CAS for update old quote and to include window cleaning and potential and suitable timings
- 5.11. Energy (gas/electricity/grid/emv) consultancy  
*Status:* MM preliminary review of possible consultants
- 6. Building Management & Maintenance**
- 6.1. Rain impacted leaking issues:
- U306 ceiling repairs (see storm below)
  - U406 inside lounge window  
*Status:* Gutter cleaned out - resolved
  - Balcony repair U403 are extensive (see proj. above)
- 6.2. Storm Tues 21 Feb 2023 – water penetration from U403 balcony to U306 living room
- Damage to internal rugs, etc. in U306 and significant ceiling areas  
*Agreed:* Reimburse tenant \$500 for replacement rug  
*Status:* Insurance claim admitted for repairs U306  
*Action:* MM to engage decorator/painters and offset cost with insurance claim proceeds
- 6.3. Bikes – disused and abandoned  
*Agreed:* MM to issue notice to residents to label by July 2 and to donate remainder to charity
- 7. Strata Administration & Compliance**
- 7.1. Ground Floor Parcel Box
- Ongoing reports
- 7.2. Defib ACD pads  
*Noted:* New adult and child pads now received and valid (until 2025)
- 7.3. Annual Strata Insurance 2023-24  
*Agreed:* Proceed with Broker recommended Longitude – and an insured amount increase from \$32m to \$34m and premium of \$43K
- 7.4. Height Safety Certificate (Expires June 2023)  
*Action:* MM to facilitate re-certification.
- 8. Other incidents/activities/complaints, etc.**  
none
- 9. Inward correspondence received (not previously covered or in pipeline) requiring review/decisions/noting**
- 9.1. 25/6/2023: U310 renovation proposal notification.  
*Confirmed/Agreed:* MM to advise owner agreed under policies and bylaws.
- 10. Other matters (if raised/received/noted at meeting)**
- 10.1. Entrance canopy – raised by MM from (old) carried forward item.  
*Agreed:* To defer in conjunction with redesign of garden and pool area.
- 11. Other / New Business:**
- 11.1. Next meeting TBA

***The meeting closed at 8.05pm***