

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

**Tuesday 19 October 2022**  
[Virtual \(Zoom\) Meeting](#)

***The meeting opened at 7.03 pm***

**In attendance:**

*Committee:* Marie O'Brien (MO), Max Middleton (MM), Margaret Brodie (MB), Aaran Creece (AC), Emma Giunti (EG)

**Chair:** MO

**Quorum:** Yes

**1. Apologies:** Adrian Holdsworth (AH), Thu Tuyen To (TT) with input prior to meeting

**2. Meetings/ Minutes**

- 2.1. Minutes of previous meetings:
- 1/3/2022 confirmed and accepted
  - 4/4/2022 (Post AGM meeting) confirmed and accepted

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

- 3.1. Window Defect/ Warranty Issue RBS  
*Status:* Completion signed off by RBS Engineer (P Karsai) 21/12/2020 (Warranty for one year – to be reviewed/finalised). Meeting scheduled for 1/12/2021 with PeterK/MartonM/MaxM/MargaretB/MarieO  
*(closed)*
- 3.2. 24/2/2021 U404 skylight needs attention  
*Status:* Completed *(closed)*
- 3.3. 21/6/2021: U317 reports rain leaks in living room. OC Investigation and testing points to owners aircon sealing problems.  
*Status:* Completed by owner *(closed)*
- 3.4. 19/2/2022 (TT); follow up re any needs relating to EMV charging stations.  
*Agreed:* AH to keep abreast of industry advances/changes and report as required.  
*(Moved to Carried forward (remains on agenda))*
- 3.5. Pool Maintenance  
Pool light to be replaced. MM to follow up
- 3.6. Intercom issue u109 not resolved.  
*Status:* MM to pursue with Southern Cross Protection and/or electrician.

**4. Financial Matters**

- 4.1. Profit & Loss @ 16/10/2022 reviewed
- 4.2. Levy Arrears (with more than 2 quarters in arrears) – noted lot 31 in arrears and requires recovery action.  
*Agreed:* Committee to seek Lot owner's plan by 4 November 2022 for consideration and decision.

**5. Updates on Projects**

- 5.1. Garden & related activities (MB)
  - New plants (monstera deliciosa) ordered/purchased for walkway planters*Action:* Remove old plants and repot / plant new
- 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
  - 24/8/2022: OC response to design and other matters issued to BMM Group*Status:* Awaiting further response from BMM Group
- 5.4. COVID-19 issues  
*Agreed:* Issue notice re no restrictions in pool/pool area and gym/sauna to remain under booking system
- 5.5. Redfern Station Upgrade  
12/10/2022 Meeting
  - MM/MB/MO met reps from Transport NSW and Novorail to discuss 14 questions/points relating to bridge and impact to Marian Street, submitted for consideration.*Status:* Novorail to provide minutes and outcomes

*Update:* Transport NSW advised that press button traffic light pedestrian crossings will be installed at intersections of Marian and Gibbons and Marian and Regent streets.

5.6. Atrium remediation works

- Contracted Project  
*Status:* Project completed and signed off 26/5/2022
- Structural repairs – unbudgeted - steel truss completed
- Drainage points installed
  - (x5) West (L2/3) – unbudgeted - completed
  - (x2) Additional drainage West (L3) – unbudgeted - completed
- Weathershield devices  
*Agreed* to instal on 3<sup>rd</sup> floor (W) apartment doors  
*Action:* MM to arrange and contract

5.7. Walkway upgrade levels 1,2 3 (ceilings, insulation, lighting, painting, etc.)

*Status:*

- Initial spec mostly completed, except apartment doors
- Façade painting outside of spec yet to be completed by abseilers  
*Action:* MM to engage/contract abseiling company
- Additional painting of areas additional to initial spec to be completed
- RG6 / CAT6

*Considered and Agreed:* Not to instal RG6/CAT6 (for possible future purpose) in ceiling cavity

**6. Building Management & Maintenance**

6.1. Downpipes in need or repair

- Western Atrium repaired – completed using scaffold
- Downpipes on Eastern Atrium  
*Agreed: Proceed with repairs*  
*Action:* MM to engage plumbers/abseilers

6.2. U302 leaking from U401 Balcony

*Status:* Balcony works and internal repairs completed (now closed)

6.3. Roof preventative maintenance – screws replaced for much of the roof.

6.4. U404 skylight (internal) repairs completed (closed)

6.5. Pool Maintenance

- Pool light to be replaced. MM to follow up.

6.6. Water leaking in to U305 kitchen ceiling

- Kitchen ceiling partly opened for inspection when water next presents.  
*Status:* No further evidence of leaking; ceiling to be repaired  
*Action:* MM to arrange restore and repair

**7. Strata Administration & Compliance**

7.1. Annual Insurance 2022-2023 confirmed

7.2. AFSS Certification 2022 submitted and accepted by Sydney City Council

7.3. Ground Floor Parcel Box September 2022 report reviewed

7.4. Defib ACD pads out of currency

*Status:* MM on order but long delay as in short supply

7.5. Height Safety Certificate issued.

**8. Other incidents/activities/complaints, etc.**

8.1. 12/8/2022-10/10/2022 U308 complaint & corros re noise from U404

*Agreed:* OC to seek expert legal advice and guidance.

*Action:* MM to contact/discuss with Strata Legal firm and request consultancy proposal for OC's consideration.

8.2. 6/7/2022: U214 complaint against OC re lack of action to address water leaking from 3<sup>rd</sup> floor balcony to 2<sup>nd</sup> floor during an extreme rain storm on 3-4/7/2022.

*Status:* Additional walkway drainage points were installed ahead of projected timeframe, to avert future problem (now closed)

8.3. 29/4/2022: U203 dogs left unattended with disturbing barking all through the night.

*Status:* MM advised owners who apologised and agreed it would not happen again.

**9. Inward correspondence received (not previously covered or in pipeline) requiring review/decisions/noting**

9.1. 26/5/2022 +: U208 renovation notification - confirmed

9.2. 15/6/2022 + U305 floorboards mezzanine notification – confirmed

9.3. 13/4/2022: U109 renovations notification – confirmed

9.4. 18/8/2022: U206 leaking from accidental overflow from U306 above – now rectified

- 9.5. 23/4/2022: U207 leaking from accidental overflow from U307 above – now rectified
  - 9.6. 27/4/2022: U303 airconditioning renovation notification – confirmed
  - 9.7. 26/7/2022: U313 water damage reported  
*Action:* MM to follow up and investigate
  - 9.8. 31/3/2022: U314 various matters and questions to OC  
*Status:* OC response provided 11/4/2022
  - 9.9. 12/8/2022: Red wine leaking from U108 into U6 bathroom – now rectified
- 10. Other matters (if raised/received/noted at meeting)**
- 10.1. Residents Christmas event  
*Agreed:* Date Sunday 11 December and MM to issue advance notice of date
  - 10.2. Rezoning areas Botany Corridor – noted
  - 10.3. Ashtrays Marian Street garden  
*Agreed:* To remove ashtrays and clean up garden
  - 10.4. North Eveleigh development meeting of interested parties noted
  - 10.5. Jack Carnegie YES Vote print acquired via Duck Rabbit gallery event for OC – proceeds to charity  
*Agreed:* To frame and hang in office.
- 11. Next meetings:**
- TBA
- The meeting closed at 8.23pm***