

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

Tuesday 21 November 2022

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

The meeting opened at 7.02 pm

In attendance:

Committee: Marie O'Brien (MO), Max Middleton (MM), Margaret Brodie (MB), Aaran Creece (AC), Adrian Holdsworth (AH), Thu Tuyen To (TT)

Chair: MO

Quorum: Yes

1. Apologies: Emma Giunti (EG)

2. Meetings/ Minutes

- 2.1. Minutes of previous meetings:
○ 19/10/2022 confirmed and accepted

3. Other Business

- 3.1. Lot 31 Levy Arrears - consider owners written plan.

Agreed: Plan not acceptable as stated and that a letter be sent informing that the OC will take recovery action if certain conditions are not met.

Action: MM to draft initial letter for Committee input and approval.

- 3.2. Noise complaint U308 against U404.

- Review OC sought independent professional legal advice, costs to date and any further cost estimates.
- Discuss next steps.

Agreed: Committee to write to complainant with findings and outcomes of independent legal review.

Action: MM to draft initial letter for Committee input, further discussions, finalisation and approval to issue.

- 3.3. CAE quote (\$53K +GST) for project to replace downpipes, façade painting & roof repair (Eastern internal façade/roof).

Agreed: Quote accepted subject to clarification of the price of the painting component.

Action: MM to follow up and arrange for the project to commence.

- 3.4. Christmas Annual event Sunday 11 December 2022

Agreed: Same format as previous year excluding COVID requirements.

Actions: Allocation of pre and post tasks to be agreed.

4. Next meetings:

- TBA

The meeting closed at 8.09pm