

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

Wednesday 2 March 2023

[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), Adrian Holdsworth (AH), Thu Tuyen To (TT)

Chair: MO

Quorum: Yes

1. Apologies: Emma Tinkler (ET) with input prior to meeting

2. Meetings/ Minutes

2.1. Minutes of previous meetings:

- 21/11/2022 confirmed and accepted

2.2. AGM Thurs scheduled 30 March 2023 – reviewed, discussed and agreed:

- 2022 Profit & Loss
- Proposed 2023 Budget
- Proposed 2023 Motions
- Meeting Format – Digital online voting.

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

3.1. U308 re noise U404. Reviewed and discussed U308 responses received 23/12/22 (x2), 26/12/22:

Agreed: OC to acknowledge

3.2. Levy Arrears Lot 31 –noted now fully paid

3.3. EMV charging station (c/f – AH)

3.4. New Pool light (c/f) – to be installed as soon as supply available. MM following up.

3.5. Intercom issue U109 (c/f) - MM to arrange electrician to review options.

3.6. Weathershields for 3rd floor apartment doors (c/f – MM)

4. Financial Matters

4.1. Profit & Loss @ 31/12/2022 reviewed as above.

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: Downergroup (for Telstra) advised that this project is on hold at present.

5.4. Redfern Station Upgrade

- 6/12/2022 & 25/12/22: MM met with Novorail

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

5.5. Downpipes replacement (eastern internal atrium)

Status: Downpipes to be installed by contactor CAS (as per quote) engaged to proceed after painting has finished.

5.6. Atrium abseiling painting (eastern side) and other repairs (e.g. steel railing)

Status: Underway with contractor CAS (as per quote, with variations for additional remedial work)

5.7. Walkway drainage grates and plumbing - eastern walkways (x5) to installed

Status: SRRB engaged based on previous quotes (for western side)

5.8. Roofing replacement/repair under pool solar panels (eastern side)

Status: CAS to proceed based on quote.

- 5.9. Exterior painting facades x4
Status: Contractor yet to be decided. One quote received from CAS (Jan 2021).
Action: MM to follow up CAS update quote and another quote
- 6. Building Management & Maintenance**
- 6.1. Rain impacted leaking issues:
 ○ U306 ceiling repair (superceded by item 6.3 below)
 ○ U406 inside Downpipes in need or repair
- 6.2. Rain impacted leaking from balconies above:
 ○ U305 on watch
- 6.3. Storm Tues 21 Feb 2023 – water penetration from U403 balcony to U306 living room
 ○ Damage to internal rugs, etc. in U306
 ○ Insurance claim submitted
Action: MM to engage plumbers/abseilers
- 6.4. Bikes – disused and abandoned
Agreed: MM to issue notice to residents to label; remaining to be donated to charity
- 7. Strata Administration & Compliance**
- 7.1. Ground Floor Parcel Box
 ○ Jan 2023 report reviewed
Noted support number changed to 03 4050 7660
- 7.2. Defib ACD pads
Status: New adult and child pads now received and valid (until 2025)
- 7.3. CPR (Defib) training
Agreed: To again offer training to residents
Action: MM to follow up and facilitate (comms, venue, time, etc.) with Health Corp
- 7.4. Height Safety Certificate
Status: Expires June 2023.
Action: MM to facilitate recertification.
- 8. Other incidents/activities/complaints, etc.**
- 8.1. 15/12/2022: U203 bedroom window (adjoining walkway) smashed by AIRBNB guest to gain entry.
Status: MM advised owner; replaced /repaired by owner next day (closed).
- 8.2. 21/2/2023: U317 cracked bath complaint against Transport NSW.
Status: Owner U317 and Transport NSW in private discussion.
- 9. Inward correspondence received (not previously covered or in pipeline) requiring review/decisions/noting**
- 9.1. 2/2/2023: U109 renovation proposal notification.
Confirmed/Agreed: MM advised owner agreed under policy and bylaws.
- 9.2. 2/2/2023: U405 request gym membership.
Agreed: MM to respond noting duty of care concerns.
- 9.3. 13/10/2022: U305 suggesting to change from gas to electricity for hot water
Status: 20/10/2022: MM responded with background and going forward options/thoughts.
- 9.4. 13/12/2022: U403 re skylight replacements to resolve heat absorption issues – Solatiube recommended.
Agreed: MM to follow up with costing for replacement..
- 10. Other matters (if raised/received/noted at meeting)**
- 10.1. Residents Christmas event 11/12/2022 reviewed success.
- 10.2. Entrance canopy – raised by MM from (old) carried forward item.
Agreed: To defer in conjunction with redesign of garden and pool area.
- 10.3. Removal of ashtrays in front street garden.
Noted: Social experiment seemingly successful with less butts strewn in garden.
- 11. Other / New Business:**
- 11.1. Note Resident update sent 27/10/2022.
- 11.2. Pest service (discounted) offered to individual residents by True Blue - sent to residents 22/11/2022.
- 11.3. Next meeting TBA

The meeting closed at 8.53pm