

MINUTES OF A MEETING OF THE COUNCIL OF OWNERS OF “THE MEWS”, 147-159 CHARLES STREET, WEST PERTH, STRATA PLAN 5629, HELD AT UNIT 48/147-159 CHARLES STREET, WEST PERTH ON 19th MARCH 2009, COMMENCING AT 6.00PM.

1. RECORD

ATTENDANCE: Mr S Mailey Unit 1
Mr A Smith Unit 9
Mr R Holland Unit 17
Mr P Smith Unit 23
Mr S Sanders Unit 48
Mr D Weatherdon representing TEYS - Como

2. APOLOGIES

FOR ABSENCE: Mr S Tanascev Unit 13

3. QUORUM: A quorum was present.

4. CHAIRPERSON: Mr Mailey

5. CONFIRMATION

OF MINUTES: It was **RESOLVED** that the minutes of the Council Meetings held 20.01.09 be received and accepted as true and correct records..

6 BUSINESS ARISING FROM MINUTES OF COUNCIL MEETING OF 20.01.09

6.1 Removal of trees in visitors parking area

Further quotations for removal of the trees were provided.

It was resolved that pending the receipt of the full report from Professional Tree Surgeons that :

- The two Eucalyptus trees at the entrance of the Ivy Street parking will be removed.
- The trees would be replaced by trees more appropriate to the area, and an extra two trees be planted elsewhere on the property (total 4). It was agreed that no more than \$1000.00 be spent on these replacements. Professional Tree Surgeons be approached for their input and a quotation to provide the replacement vegetation.
- The quotation from Professional Tree Surgeons of \$990.00 (incl GST) for removal only, be accepted

Strata Council to follow up with Professional Tree Surgeons

6.2 Broken section of fence (North Side)

The fence has been repaired and insurance have indicated a refund to be appropriate

6.3 Gate Fault (Charles Street)

- It was agreed that the annual maintenance contract with ABA Gates be continued at a cost of \$1014.00
- It was agreed that OPTION 2 (to supply and install replacement sliding gate automation - \$1796.90) from ABA Gates be accepted.

Strata Manager and Chairman to communicate decisions to Jeff Cadzow of ABA Gates

NOTE. DW sent email Friday 20th March to action

6.4 Lighting Repairs

- Jeff May electrical completed inspection and repair of faulty lighting – invoice \$803.00 presented for payment.
- Discussion took place with reference to the replacement of light poles. Saxon presented the option for sphere lighting (pole top) as recommended by Jeff May; Roger questioned the quality; Saxon would prefer uniformity of light poles. No agreement and decision postponed to later meeting. After further research by other councilors.

6.5 Insurance

Roger had obtained 3 quotations for a property valuation and it was agreed that Kevin Johnson quotation of \$11,000.00 (incl GST) be accepted.

Strata managers to contact Kevin Johnson to arrange said valuation

6.6 Asbestos

- The Town of Vincent (TOV) has issued a formal warning about council members illegally breaking up and/or disposing of asbestos products.
- All asbestos waste has now been removed from the complex.
- All council members advised that ALL fences surrounding the property are asbestos cement and therefore contain asbestos. (as per TOV inspection)

7 CORRESPONDENCE

- Letter sent to unit 36 re Foxtel satellite dish – posted 09.03.09

No response received to date.

- Unit 8 sold

Provided by Daryl for council information; the thought was that council may want to introduce themselves and explain their responsibilities

- Letter to unit 49 re levies posted 17.02.09– since paid

Daryl reported that outstanding levies had been reduced substantially and now stood at \$1100.00

ITEM 8 . FINANCIAL REPORT AT 10.03.09

- Methodology of payment of invoices – for discussion

Peter requested that someone volunteer to assume the mantle of Treasurer since he would soon be taking a vacation. Saxon offered to monitor this portfolio with assistance from Strata managers. Saxon's offer was accepted and Daryl to liaise closely with Saxon re invoices.

Daryl informed the meeting that this system would be more efficient than that used over the past two months where every invoice was sent to Peter to be ratified for payment.

- Investment accounts

Those present questioned the information provided which showed only one investment account.

NOTE: Daryl phoned Westpac Friday 20th March 2009, and spoke with Jason who confirmed that 147 Charles Street had two accounts:

1. account number 23-0018.	Sum	\$10,725.49
2. account number 21-3480	Sum	\$10,690.46

ITEM 9 ANNEXURE "A" – SPECIAL BUSINESS

9.1 Pool Repairs

Saxon reported that it was an obligation of the strata council to maintain the pool since it was resolved at an earlier general meeting that the owners wanted to keep the pool operational and had set aside a sum relevant to this issue and repainting of the pool could be on the list of 'to do'.

9.2 New Chlorinator:

Saxon reported that he is still sourcing further quotations.

9.2 Planting of new trees (to replace removed ones)

Addressed in business arising from minutes

9.3 North Fence Replacement

- Daryl reported that the strata manager of the adjacent property had contacted him re the repair of the shared fencing. He further reported that he questioned this strata manager about the funding of a replacement fence and was informed that it was an item for the AGM of that property.

Roger commented that Sheridan's property is for sale and possibly would not be interested in contributing to the fence project.

9.4 External Lighting

Addressed in business arising from minutes

9.5 Tree Removal

- Strata council to obtain further quotations to remove dead tree at the rear of unit 2 which will need to be removed at a date to be determined.
- Removal of tree stumps: some of these stumps could be deemed a tripping hazard and may need to be removed.

Most of those present felt that there was no need for grinding.

9.6 Retaining walls

There are a number of areas around the complex where retaining walls are starting to fail, These will need to be replaced at some stage and the strata council will look at a scope of works and obtaining quotations in due course.

9.7 Painting of balustrades and cleaning of walkways

- Sean presented a quotation for the clean and painting of the common area balustrades of \$3200.00 It was agreed this to be very reasonable and wa accepted on the proviso that the quotation included the cost of paint
- Sean also presented a quotation for the cleaning of:

a) the whole building at \$10,5000.00 and

b) the walkways only at \$4,000.00

Daryl commented on that these figures are above the power of expenditure of the council which stands at \$65.00 per unit i.e. 65 x 54 =\$3510.00. Should the council wish to proceed with these projects then they would need to obtain approval of the owners by issuing a letter under Section 47 of the Titles Act.

It was agreed these issues be raised at a later date.

9.7 **Charles street gates**

Addressed under business arising.

10 **GENERAL BUSINESS**

10.1 Unit 20 HWS

- The hot water system has failed at this unit and needs to be replaced along with a section of the flue. Discussion took place about the strata company obligation to pay for the flue while it is the owner's responsibility to pay for the HWS.

It was agreed that this work proceed and Saxon to inform the contractor with specifications

Roger commented that his HWS and flue area is also due to be refurbished but the solution to the small space involved cutting away some brickwork..

Roger offered to inspect all upper level HWS to determine how many old systems are still operating, his offer was accepted..

10.2 Unit 48 balcony

- Sean reported he had carried out some improvements to the common area of the balcony and sought approval retrospectively.

It was agreed this work to be approved.

10.3 Community newspaper

- It was noted this paper had not been distributed correctly but simply dumped on the pathway outside the property on more than one occasion.

Strata manager was asked to file a complaint

NOTE DW phoned the newspaper manager, Friday 20th March, who was rather alarmed at this situation and referred DW on to the distribution company. and spoke with the manager who promised to investigate.

10.4 Brickwork

- This item had not yet been addressed and strata council are to proceed with a scope of works and obtaining quotations.

10.5 Downpipes

Several of these downpipes need attention and a quotation was received from Glenn Dodd.

One at front of building is priority and Sean requested a slight alteration to the downpipe, all agreed and Sean to obtain quotation.

11. NEXT MEETING

THURSDAY 2ND July 2009 at 6.00pm at Unit 48

12. CLOSURE

There being no further business the meeting closed at 8.10pm