

**The Mews Council of Owners
147 Charles Street
West Perth**

Minutes of meeting 5th April 2010
In the Heritage Room at Beatty
Park Leisure Centre

Record of Attendance:

- Mr S. Mailey
- Mr R. Holland
- Ms K. Silverstone
- Mr B Stanley

Apologies: Ms A. Bowden

Quorum: Present

Chairman: Mr Mailey (for duration of the meeting)

General Business:

Lighting detectors that control electric light usage according to daylight levels have now been installed .

Work has proceeded to replace two corroded light poles and Saxon has found the light covers and will provide them to the electrical contractor.

Garden Maintenance:

Further quotes are being sought for new reticulation in the areas receiving too little water.

Eroding land on the boundary with 161 Charles Street at the Charles Street side requires a quotation for a possible retaining wall this should be quoted at the same time as the pool wall.

Correspondence:

E.M.S. has informed the Strata that the rubbish outside unit 14 has now been removed.

Digital T.V. Reception:

The Strata has received a quotation for an antenna and amplifier upgrade of \$6500.

The committee feels that because the TV cabling has been in the complex since inception and together with fact that cabling has been improved over the years a total fit out would be the best option.

A quote of \$26500 has been received for such work. This will require a special levy and it has been agreed that Roger and Saxon will draft a letter seeking owners views on this matter. This levy constitutes a cost of \$500 per unit.

Pool:

All depth indicators have now been completed and the committee agrees that the quotation for \$700+GST for the shower installation proceed. The shower is required by law.

Quotations are needed for the retaining wall within the swimming pool enclosure before any planting can proceed.

Parking Areas:

All signage is awaiting quotes except for "No Standing" signs which have already been implemented.

Driveway mirror quotation has been accepted at this meeting and Saxon will inform contractor to install.

Rubbish:

The dumping of large items such as furniture and TV's has got out of hand. We will organise that the existing rubbish is collected. Roger will investigate with E.M.S. what options we have legally to address this problem. It was suggested signage be used.

Financial Report:

Unit 39 is not prepared to pay the outstanding 'Late Payment' charge which has been incurred because of late levy payments. This has been an ongoing issue with last two Strata Managers and the committee have decided to ask E.M.S. to write to the owner for half the amount rather than proceed through the courts to recoup it.

The last income statement from E.M.S. on March 9th 2010 showed a total of five units with outstanding levies totaling \$1673.63 We await a more up to date statement of outstanding levies before asking E.M.S. to pursue the payments.

Next Meeting: Monday July 5th

Closure: There being no further business the meeting closed at 6pm.