

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

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

Record of Attendance:

- **S. Mailey** (SM)
- **R. Holland** (RH)
- **K. Silverstone** (KS)
- **B. Stanley** (BS)
- **A. Bowden** (AB)

Apologies: None

Quorum: Present

Chairman: Mr Mailey (for duration of the meeting)

Confirmation of minutes from last meeting (5th April):

- R. Holland
- B. Stanley

General Business:

Current Maintenance:

- Lighting upgrades around grounds to replace vertical fluorescent with sphere lighting is 40% complete.
- Driveway mirror installation has been arranged for the driveway off Charles st, this should be completed by the end of August.
- Regulations require the installation of a pool shower, this should be completed by the end of August.

Proposed Maintenance:

- Gardening: mulching and some tree planting will take place around the complex shortly.

Future Maintenance:

- The council has compiled a list of items that need addressing over the next 2-3 years. This list will be prioritised and then published for everyone to view.

Special Business:

Cleaning:

- Walkways are very dirty, especially in enclosed areas in the front building. Council is to arrange quotes for regular high pressure of walkways

Digital Television Upgrade:

- The cost for the upgrade for the whole complex is well outside what the budget allows for so a special levy will need to be raised if this work is to be performed. The council will be sending out a letter to all owners asking if they are happy for a special levy to be raised for this work to be completed. Council will re-assess this item after receiving feedback from owners.

Pool Requirements:

- A question has been raised regarding pool requirements, specifically around the requirement to use a pool blanket. SM to investigate and feed back to council.

Parking Issues:

- We continue to have issues with residents parking in the visitor parking area resulting in all bays being full on many occasions. Signage to be arranged for this area stipulating a 24h maximum parking time, infringements and towing to apply to vehicles that do not comply.
- The dumped vehicle in the west most bay is to be collected by FESA for training purposes. SM to arrange

Rubbish:

- We are still experiencing issues with residents dumping rubbish in the recycling areas. Signage is currently being arranged and will be installed over the coming weeks.
- We are still experiencing issues with resident dumping household rubbish and non-recyclable items in the recycling bins. Signage is currently being investigated and will be installed over the coming weeks.
- U15 – Car parts have been dumped in the garden, strata manager to be notified and U15 tenant to be informed.

Water Seepage:

- Water appears to be seeping through the walls adjacent to units 1-4. Council to investigate and take appropriate action.

Correspondence:

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

Financial Report:

- Current Financial Position (at 30/06/2010)
 - Admin Account: \$18215.02
 - Reserve Account: \$18054.02
- 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.
- Resident with more than one payment outstanding to be sent a letter and if payment not made promptly ESM to forward to a collection agency.

Next Meeting: Monday October 4th

Closure: There being no further business the meeting closed at 7:20 pm.