

10th March 2009

The Council of Owners
"The Mews"
147-159 Charles Street
WEST PERTH WA 6005

Dear Council Member

NOTICE OF MEETING

NOTICE is hereby given in accordance with the provisions of the Strata Titles Act 1985 that a Council of Owners Meeting of Strata Plan 5629 "The Mews", 147 – 159 Charles Street, West Perth will be held:

DATE: THURSDAY 19 MARCH 2009

TIME: 6.00 pm

LOCATION: Unit 48, 147-159 Charles Street, West Perth

AGENDA:

1. Record Attendance
2. Apologies for absence
3. Quorum
4. Appointment of Chairman
5. Confirmation of Council Minutes
6. Business Arising from Minutes 20.01.09
7. Correspondence
8. Financial Report
9. Special Business – See Annexure "A"
10. General Business
11. Next Meeting
12. Closure

Should you be unable to attend, please contact the undersigned to register your apologies.

Yours faithfully

DARYL WEATHERDON
STRATA COMPANY MANAGER
For The Owners of Strata Plan 5629

ITEM 6 BUSINESS ARISING FROM MINUTES OF COUNCIL MEETING OF 20.01.09

• **Completed Items:**

- Grounds Equipment
 - (22/1) The following equipment has been purchased for use around the complex: Pool rod, 2 large brooms, 1 X large broom, 1 P handle trolley (wheels). - Saxon
- Rubbish Disposal

- (30/1) large rubbish items have been taken to the tip/recycling. - Roger, Peter and Andrew
- Recycling
 - (3/3) 4 new recycling bins have arrived (6 total now), 3 are now placed in each of the old bin locations. - Saxon
 - (17/2) all recycling bins went out for collection successfully - all bins were full.
- Reticulation
 - (16/2) Watering days have been changed to Tuesday, Thursday and Sunday as required by the Water Corporation. -Saxon
- Pool Area
 - (16/2) The new "Pool Rules" sign has been printed and mounted. - Saxon
 - (25/2) Leak Detectives have attended and repaired the leak in the vacuum system. The pump is now working correctly and we can now use the vacuum to clean the pool.
- Gardening
 - (17/2) The gardening contractor has been advised to come every 3 weeks as per previous agreements (the vote on this was (4:0) for 3 weeks.)

- **In Progress:**

- Removal of trees in visitors parking area
 - (20/1) Professional Tree Surgeons have provided a report regarding the trees in the visitors parking area, the report does not indicate any immediate health risk, however it does indicate that these trees will likely do damage to the asphalt in the parking area in the future. I have asked PTS to provide quote to remove these trees and replace with smaller trees more suitable to the area.
- Broken section of fence (North Side)
 - (6/2) AMS has been given approval to proceed with this work, they have indicated work will be completed in the next two weeks - Daryl
 - (11/2) Insurance claim has been initiated - Daryl
- Gate Fault (Charles Street)
 - (10/3) We are continuing to work closely with ABA regarding this gate, the issue has been escalated to the manufacturer/supplier in the eastern states. ABA are continuing to attend on a regular basis making changes each time. We have been advised they will be out early next week to apply some changes recommended by the supplier. - Saxon
- Reticulation
 - (ongoing) Reticulation Repairs: Repairs are continuing to areas that are not receiving enough/any water. please let me know if you see any reticulation faults so I can fix them. I have started working on the front area and have found many sprinklers that are not functioning at all, I am continuing to clean/replace these as I find them. - Saxon
- Lighting Repairs
 - (19/2) Faulty Lighting: AMS have attended site and repaired the majority of the faulty lighting, they will be back next week to complete the remaining work. - Daryl
- Insurance
 - A quote for insurance was provided, however we had insufficient votes to carry this work. - what are we doing about this.
- Asbestos
 - The remaining sheet of asbestos cement was smashed up into small pieces (small enough to lay flat in a garbage bin.) The Town of Vincent has issued

us with a formal warning for this violation of the health act, and have advised they will not be so lenient in the future. **Note that all fences surrounding this property are made of asbestos cement.**

ITEM 7 CORRESPONDENCE

- Letter sent to unit 36 re Foxtel satellite dish – posted 09.03.09
- Unit 8 sold
- Letter to unit 49 re levies posted 17.02.09– since paid

ITEM 8 . FINANCIAL REPORT AT 10.03.09

Balance of General Trust Account as at 10.03.09 \$10,280.61

Term Deposit at Westpac Bank

BSB and Account No. 036-224 21-3480

Renewed 25/10/08 @ 6.5% to mature 24.03.09 \$10,690.46

Levies arrears as at 10.03.09:

\$3,775.00

As at last council meeting

\$9,705.28 -

- Methodology of payment of invoices – for discussion

ITEM 9 ANNEXURE “A” – SPECIAL BUSINESS

9.1 Pool Repairs

- A full strata company vote was taken just over a year ago (at 2007 AGM) to close or repair the pool. At the time this vote was taken all company members were advised that costs would be incurred to perform repairs, these costs were estimated at \$14,000. This vote concluded almost unanimously in favour of keeping and repairing the pool. **So far this work has not been performed, if we do not perform this work we are in direct violation of the strata company vote.**
- (20/2) New Chlorinator: We are currently sourcing quotes for a new auto-chlorinator, these will be presented to you all at a later date. - Saxon

9.2 Planting of new trees (to replace removed ones)

- investigate costs of planting small trees around the complex

9.3 North Fence Replacement

- funding from neighbouring property is an issue... when can this happen?

9.4 External Lighting

- We need to replace another one of the pole top lights at the complex, however finding a suitable replacement is proving difficult. The closest matches to the current "tall" lights are \$400+ just for the parts, and as these are designer lights the production lifetime is short, so finding another light in the future will be difficult. The electrical contractor has suggested changing to dome lighting as they are in abundant supply and are around \$50 for the parts (1/8th of the price.) They are also a lot less dated than the current lighting, and will modernise the place a little.
- After much complaints/discussion on timer changes for night lighting, should we change to a daylight sensor? Installation costs are around \$200 (\$400 for both)

9.5 Tree Removal

- There is a dead tree at the rear of unit 2 which will need to be removed . this tree is 5+ meters tall (300mm thick) and may do some serious damage if it falls over
- We have had 2 complaints come in regarding the prior removal of trees from the complex, though these complaints date back to the time the trees were removed, apparently the council at the time never responded.
- Removal of tree stumps: some of these stumps could be deemed a tripping hazard and may need to be removed.

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

9.7 Painting

- If you could please add painting of balustrades along walkways as well as general cleaning of walkways.

9.7 Charles street gates

- Automatic Gates on Charles street... It looks like a hardware replacement may be required, SM will have info and options at the strata meeting.