

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

Minutes of meeting held
11th October 2010

Record of Attendance:

- S. Mailey (SM)
- R. Holland (RH)
- K. Silverstone (KS)

Apologies for Absence:

- A. Bowden (proxy to S. Mailey)
- B. Stanley (proxy to S. Mailey)

Quorum: Present

Chairman: S. Mailey (for duration of meeting)

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

- R. Holland
- K. Silverstone

General Business:

Completed Maintenance:

- Driveway mirror installation completed 09/2010.
- Garden mulching completed 09/2010.

Current Maintenance:

- Pool Shower installation currently underway.
- Lighting upgrades continuing where required.

Proposed Maintenance:

- Parking area signs are not compliant with TOV. Cost to generate new signs that are compliant is \$200+GST.
 - **Approved** (For: RH, SM + proxy / Against: KS)
- Palm Tree Pruning (letterbox area). Cost is \$100+GST
 - **Approved** (For: RH, SM + proxy / Against: KS)

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.
- Update: no movement on this item, council to follow up.

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.
- Update: it was decided that the AGM will be the best venue to raise this item. The following item has been sent to ESM to be added to the AGM.

Voting item to raise a special levy to upgrade the television reception equipment.

The television reception equipment installed in the building is not compatible with the new digital television transmissions. After receiving several quotes the cost to upgrade this system is around \$22,000. As there is not sufficient funds to cover this upgrade, a special levy of \$22,000 needs to be raised.

Rubbish:

- We are still experiencing issues with residents dumping rubbish in the recycling areas.
- Update: Signs have been placed in these areas to deter people from dumping rubbish.

Water Seepage (Units 3-4):

- Water appears to be seeping through the walls adjacent to units 3-4. Council to investigate and take appropriate action.
- Update: Plumbers have attended the site and tracked the leak back to the area surrounding the mains tap in unit 40. plumbers have dismantled and replaced mains tap in the hope this fixes the issue.

Correspondence:

- None

Financial Report:

- Current Financial Position (at 30/09/2010)
 - Admin Account: \$11,370.53
 - Reserve Account: \$18,339.37
- The 2011 budget was discussed and confirmed – available on the website.
- Resident with more than one payment outstanding to be sent a letter and if payment not made within 21 days ESM to forward to a collection agency.

Next Meeting: Tuesday November 16th (**AGM**)

Closure: There being no further business the meeting closed at 7:30 pm.