

Strata Committee Correspondence

5th June to 7th August 2018

Min	To	From	Type	Date	Issue / Content
A					Access Tags
1	Strata Committee	Building Manager	Email	07.06.18	Suggesting shops be denied access to the ground floor and B1 lift lobbies and in lieu given access to the basement to Gerrale street fire escape stair.
2	Strata Committee	Building Manager	Email	26.06.18	Advising that Endota Spa has requested 3 tags for staff to access B1 parking.
3	Building Manager	Alan Walsh	Email	26.06.28	Noting that the lot owner needs to authorize the tag issue.
4	Alan Walsh	Building Manager	Email	26.06.18	Advising that the lot owner is overseas.
5	Building Manager	Alan Walsh	Email	18.07.18	Asking for advice on a \$65 discrepancy between the deposit register and 30 June accounts.
6	Alan Walsh	Building Manager	Email	18.07.18	Resolving the discrepancy by explaining that they relate to deposits of \$50 for a tag and \$15 for a paper box key both of which are no longer liabilities.
7	Building Manager	Alan Walsh	Email	18.07.18	Forwarding updated Access Tag register and deposit register for the BM's future administration of the system.
8	Strata Committee	Building Manager	Email	06.08.18	Forwarding an application for an additional access tag and key from Unit 603.
B					Annual General Meeting (25th August)
9	Strata Manager	Secretary	Email	07.08.18	Asking whether he is available for an AGM on 25.08.18.
10	Secretary	Strata Manager	Email	07.06.18	Confirming his availability.
11	Secretary	Susan Ridge	Email	13.07.18	Advising a motion to be put to the AGM supporting the publication of the G&LC newsletter.
12	Susan Ridge	Secretary	Email	20.07.18	Advising that the motion has been added to the draft agenda and asking for an explanatory note to be added.
13	Secretary	Susan Ridge	Email	23.07.18	Forwarding an explanatory note on the G&LC newsletter motion to be included in the notice of meeting.
14	Secretary	Barry Braithwaite	Email	03.08.18	Submitting 3 motions sponsored by himself and Lou Huntingdon with explanatory notes to be put to the AGM.
15	Secretary	Barry Braithwaite	Email	06.08.18	Pointing out that the correspondence schedule failed to note that the motions put in his email are jointly sponsored by himself and Lou Huntingdon.
16	Strata Manager	Arthur Matthews	Email	06.08.18	Forwarding a motion to be put to the AGM that seeks authorization for the G&LC newsletter.
17	Strata Manager	Secretary	Email	06.08.18	Noting that the SSM Act requires that a proposed motion include an explanatory statement to be included in the Notice of Meeting.
18	Secretary	Arthur Matthews	Email	06.08.18	Submitting the motion re: the G&LC to the SC Secretary with a brief explanatory note.
19	Secretary	Barry Braithwaite	Email	07.08.18	Asking whether the motions he lodged were in order.
C					BuildingLink
20	Building Manager	Strata Manager	Email	26.06.18	Forwarding the agreement for signature by the Treasurer.
21	Building Manager	Alan Walsh	Email	27.06.18	Noting that changes are required to client and contact number details.
22	Strata Committee	Building Manager	Email	27.06.18	Forwarding an amended agreement with all details correct.
23	BuildingLink	Building Manager	Email	28.06.18	Forwarding the agreement signed by the SC Chair.
24	Strata Committee	Building Manager	Email	28.06.18	Forwarding the agreement signed by both parties.
D					By-Law Matters
25	Strata Manager	Alan Walsh	Email	06.06.18	Asking whether it is necessary to lodge by-laws for registration via our legal adviser Adrian Mueller.
26	Alan Walsh	Strata Manager	Email	06.06.18	Advising that SMS can lodge by-laws for registration.
27	Secretary	Barry Braithwaite	Email	14.06.18	Stating that his view that by-laws must be prepared by a solicitor and he would not expect a solicitor to draft a by-law that dictates how a lot owner uses his garage or car space.
28	Strata Manager	Alan Walsh	Email	14.07.18	Forwarding registration documents for lodgment by SMS for the repeal of by-law 1 and the addition of SBL's 24, 52, 55 & 56 and amendment of SBL's 25& 29.
E					Exhaust Fan Room
29	Strata Committee	Building Manager	Email	18.07.18	Reporting on damage to the ceiling of the fan room on BL4 and advising that it was due to Council work on the kerb in Cecil Monro Avenue.

30	Sutherland Council	Alan Walsh	Email	19.07.18	Advising the precinct development assessment officer of the damage and noting that a dilapidation report will be required if the Ozone development proceeds.
31	Dir. Shire Planning	Alan Walsh	Email	19.07.18	Forwarding a copy of the damage report for information.
32	Strata Committee	Building Manager	Email	19.07.18	Advising that the Council has asked the contractor responsible for the road works to inspect the damage.

F

G&L Committee Newsletter

33	Owners Corporation	G & L Committee	Email	06.06.18	Issuing its May newsletter.
34	G & L Committee	Secretary	Email	09.06.18	Asking that future newsletters be confined to matters relating to the gardens and landscaping.
35	Owners Corporation	Arthur Matthews	Email	29.06.18	Advising that the publication of the G&L Newsletter is suspended until a motion to legitimize it is considered at the AGM.

G

Interior Refurbishment

36	Interior Designer	Secretary	Email	07.06.18	Requesting attendance at the AGM on 25.08.18 to present proposed interior decoration and designs.
37	Secretary	Interior Designer	Email	10.06.18	Confirming attendance.
38	Secretary	Interior Designer	Email	13.07.18	Forwarding an invoice for work completed of \$4,312.
39	Interior Designer	Secretary	Email	21.07.18	Asking that 3D images be forwarded for review by the SC at its meeting on 7 th August.
40	Secretary	Interior Designer	Email	25.07.18	Forwarding 4 images for review.
41	Interior Designer	Secretary	Email	30.07.18	Advising that she will be advised after the SC meeting whether any changes or additions are required.
42	Secretary	Interior Designer	Email	30.07.18	Advising that Helen Lynch will back from an overseas on 9 th Aug. when she will be available to discuss any issues.

H

Precinct Developments

43	Precinct Committee	Councillor Provan	Email	05.06.18	Advising that objections relating to the proposed developments have been sent on to the Council and advising that Councillors have no influence but offering to meet prior to the assessment panel hearings.
44	Owners Corporation	Secretary	Email	06.06.18	Forwarding Carol Provan's email to Cecil residents.
45	Secretary	Bill Swingler	Email	06.06.18	Forwarding responses he had from Carol Provan and the mayor.
46	Secretary	Jill Tukian	Email	06.06.18	Commenting on the support from Carol Provan and expressing the hope that some design changes may be achieved to lessen the impact on the Cecil.
47	Jill Tukian	Secretary	Email	06.06.18	Advising that the Ozone development is estimated to cost \$33m and therefore will be assessed by the Southern Sydney Planning Panel and not Sutherland Shire Council.
48	Precinct Committee	Councillor Simone	Email	06.06.18	Advising that she has forwarded our objections to the General Manager "for response".
49	Secretary	Director Shire Planning	Email	06.06.18	Advising that representations have been received from Councillors Provan and Simone regarding our objections.
50	Precinct Committee	Councillor Forshaw	Email	06.06.18	Advising that he cannot comment on matters to be considered by the SSPP as he sits on it and may create a conflict of interest.
51	Secretary	Bill Swingler	Email	08.06.18	Forwarding a copy of a letter he sent to State Member Mark Speakman with a copy to the Mayor requesting that the 2 developments be assessed jointly.
52	Precinct Residents	Andrew Brien	Email	08.07.18	Forwarding a copy of his email to the Mayor.
53	Secretary	Mark Speakman	Email	06.08.18	Advising his opposition to the LEP when it was proposed and stating that he has forwarded our concerns relating to the proposed development to the General Manager of SSC.

I

Shop 1 Cronulla Seafood

54	Strata Manager	Alan Walsh	Email	05.06.18	Asking for a follow-up letter to be issued seeking owner's approval of a draft by-law for Shop 1's awning.
55	Strata Committee	Building Manger	Email	26.06.18	Advising that Shop 1 had been broken into a number of times between 9:30pm and 11pm on Sunday 24 th June.

J

Shop 4,5,6 Endota Spa

56	Strata Manager	Alan Walsh	Email	05.06.18	Advising that the SC proposes an EGM on 22.06.18 to approve the fit out for Endota spa.
57	Strata Committee	Building Manager	Email	06.06.18	Forwarding the Complying Development certificate for the proposed fit out.
58	Secretary	Alan Walsh	Email	06.06.18	Advising that Chris Wilson is not available to chair the proposed EGM on 22.06.18.
59	Alan Walsh	Strata Manager	Email	06.06.18	Proposing that the EGM be rescheduled for 21.06.18.

60	Building Manager	Alan Walsh	Email	07.06.18	Suggesting that the letter seeking the owner's consent to the proposed by-law be sent via the real estate agent.
61	Strata Manager	Alan Walsh	Email	07.06.18	Requesting that the owner's consent for the proposed by-law be sought via the managing real estate agent.
62	Strata Committee	Building Manager	Email	07.06.18	Forwarding by-law consent forms signed by the lot owners.
63	Strata Manager	Secretary	Email	07.06.18	Forwarding finalized documents for the lot owners' sign-off.
64	Strata Manager	Secretary	Email	07.06.18	Forwarding the drawings and specifications referred to in the proposed by-law.
65	Owners Corporation	Strata Manager	Email	07.06.18	Issuing the Notice for an EGM on 21.06.18.
66	Building Manager	Secretary	Email	08.06.18	Asking the BM to liaise with the strata manager to ensure lot owners receive the drawings that are referred to in the Notice of EGM.
67	Strata Committee	Building Manager	Email	29.06.18	Reporting on a leak coming from the terrace above.

K

Shop 7,8 Milky Lane

68	Building Manager	Wally Negroh	Email	30.06.18	Complaining of a month of disturbance due to loud music.
69	Strata Committee	Building Manager	Email	02.07.18	Advising that the proprietor has advised that he has council approval for a live DJ.
70	Building Manager	Alan Walsh	Email	02.07.18	Requesting that a copy of the approval be obtained.
71	Alan Walsh	Building Manager	Email	02.07.18	Advising that a copy of approval has been requested.
72	Building Manager	Alan Walsh	Email	03.07.18	Noting that there are applicable Dept. of Planning guidelines.
73	Strata Committee	Building Manager	Email	16.07.18	Reporting on an incident in which boxes stacked in the rear access corridor toppled and fell on a resident resulting in initial soreness in his knee and foot.
74	Building Manager	Strata Manager	Email	16.07.18	Forwarding a copy of a letter sent to the proprietor about stacking of goods in the rear corridor.
75	Strata Committee	Building Manager	Email	16.07.18	Forwarding an email from the proprietor attaching a direction to the delivery company not to leave goods in the corridor.
76	Wolly Negroh	Secretary	Email	20.07.18	Noting the need for further action regarding the noise issue and that the matter will be discussed at the next SC meeting.
77	Milky Lane	Building Manager	Email	01.08.18	Forwarding a copy of by-law 1 and asking for compliance.
78	Building Manager	Milky Lane	Email	01.08.18	Stating that the requirements of the by-law is "ridiculous"
79	Strata Committee	Building Manager	Email	01.08.18	Suggesting that further action be discussed at the next strata committee meeting.

L

Shop 12 Snap Gym

80	Secretary	Eric Stubbs	Email	02.08.18	Forwarding a copy of a complaint to Snap Gym concerning noise and vibration from dropped weights.
81	Eric Stubbs	Secretary	Email	02.08.18	Advising that the issue has been put on the agenda for the next SC meeting.
82	Secretary	Eric Stubbs	Email	02.08.18	Advising he will draft a formal letter to the SC on the issue.
83	Secretary	Building Manager	Email	06.08.18	Forwarding a letter from Eric Stubbs detailing the history of the problem he is having with noise coming from the gym.

M

TPG Telco

84	Strata Committee	Building Manager	Email	18.07.18	Requesting authorization to arrange an inspection of the roof for TPG representatives.
85	Building Manager	Alan Walsh	Email	20.07.18	Approving the proposed inspection subject to conditions.
86	Strata Committee	Building Manager	Email	20.07.18	Advising that TPG will inspect the roof on 27.07.18.
87	Building Manager	Alan Walsh	Email	30.07.18	Forwarding suggested text for a letter to TPG.
88	TPG	Building Manager	Email	30.07.18	Forwarding letter to TPG.

N

Unit 104 Wall Damage

89	Strata Committee	Building Manager	Email	20.07.18	Forwarding a report on damaged cement render on the common wall between unit 103 and unit 104.
90	Building Manager	Secretary	Email	21.07.18	Asking that a renderer be asked for an opinion on the cause and whether an engineer's opinion is required.
91	Secretary	Building Manager	Email	23.07.18	Advising that LC Rendering has inspected the damaged wall and does not think structural advice is required.
92	Building Manager	Secretary	Email	23.07.18	Asking whether the contractor has advised an indication of time and cost.
93	Secretary	Building Manager	Email	23.07.18	Advising an indicative cost of less than \$1,000.
94	Building Manager	Secretary	Email	23.07.18	Providing approval to proceed with the repair.

O

Unit 1201 Bathroom Renovation

95	Strata Committee	Building Manager	Email	23.07.18	Advising receipt of an updated renovation application.
96	Building Manager	Secretary	Email	23.07.18	Asking whether the plans have changed.
97	Secretary	Building Manager	Email	23.07.18	Advising no change is intended to the proposed plan.

98	Barry Braithwaite	Secretary	Email	06.06.18	Providing details relating to the reasons certain changes to by-laws were suggested by the Strata Committee.
99	John Greville	Secretary	Email	07.06.18	Advising proposed action by the SC to check if structural damage could be incurred due to weights being dropped in the Gym.
100	Owners Corporation	Secretary	Email	07.06.18	Issuing the minutes of the strata committee meeting held on 5 th June and associated papers.
101	Secretary	Strata Manager	Email	08.06.18	Forwarding BuildingLink agreement and invoice.
102	Strata Manager	Secretary	Email	08.06.18	Advising period of absence from 10 th June to 19 th July.
103	Owners Corporation	Strata Manager	Email	25.06.18	Issuing minutes of the EGM held on 21 st June.
104	Strata Committee	Alan Walsh	Email	28.06.18	Forwarding an article on Airbnb for discussion at the next SC meeting.
105	Alan Walsh	Building Manager	Email	27.06.18	Advising that the cost of some remedial work has been added to the lot owner's levy and that he understood that the \$5,000 bond has not been returned to the lot owner.
106	Strata Committee	Building Manager	Email	29.06.18	Advising that Sydney Water has agreed to a 13-week pump out cycle.
107	Strata Committee	Building Manager	Email	07.08.18	Forwarding the BM's report for the preceding period.