

Brunswick Newsletter

Volume 2 Issue 4



N.B. To read this Newsletter in full please go to:

<https://sites.google.com/a/brunswickterrigal.com/the-brunswick/home>

Thank you for your involvement and support.

Since the last AGM the Executive Committee has taken steps to increase the involvement of residents in the running of the Owners Corporation. The Brunswick is a community and will function most effectively and harmoniously if residents are well informed and also given opportunities to have their say.

In addition to the seven volunteers who make up the Executive Committee we now

have a number of other residents who are participating actively in a variety of ways.

We have created two new Sub Committees. In addition to the existing sub committees for the Pool, the Gardens and Grounds and the Building Sub Committee we now have a Painting Sub Committee chaired by Wayne Brown and a Ten Year Plan Sub Committee chaired by Bob Hornby.

We also have a group of volunteers ready to take on the job of reducing the fire hazard material in the creek area and we will be calling on others in the future with a plan for a community garden area.

Geoff Yates - Chairman

If you want to be involved and have not already volunteered then please contact the Secretary via email:

secretary@brunswick.terrigal.com

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Proposed new designs for the Brunswick Entry

RIP

The funeral of Robyn Scott was held at Palmdale on Thursday 15th October.

The Executive Committee extends its sympathy and sends condolences to Peter Scott and his family.

The photo on the left shows the existing stone bollard at the Terrigal Drive Entry. The number for the Complex 41-55 is barely visible and the stone work is dirty.

We plan to install new polished stainless steel plates with letters etch and painted. A 10mm black surround would be etched to provide contrast with the stonework.

The stonework will be pressure washed after the road-works are finished.



A similar plate will be installed at the Brunswick Road entry.

Your thoughts?

Feedback to -

secretary@brunswickterrigan.com

Please keep to the speed limit within the Brunswick Complex

The work of our Sub Committees

A. Brunswick Ten Year Plan Sub Committee Chairman – Bob Hornby

1. Background

A Ten Year Plan for the Brunswick was prepared in 2012 by Skelton Valuers under instructions from D. Couzens from Elite Strata. This Plan has not (to the best of our knowledge) been formally adopted, as is legally required, by an AGM of the Owners Corporation.

The 2012 Plan did incorporate an element to fund the repainting of the complex . See extract below:

“There is a substantial increase in the proposed sinking fund contributions which has resulted due to the requirement of repainting in the near future.”

2. Legal Requirements

From July 2009, all strata schemes are required by law to have a 10-year sinking fund plan in place (Section 75A of the *Strata Schemes Management Act 1996*).

See advice below from Dept of Fair Trading

http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Strata_schemes/The_owners_corporation/Sinking_funds.page

3. Briefing for Sub Committee

The Plan needs to be revised. It is the opinion of the Executive Committee that the 2012 plan can be used as a template for a revision. Such a revision must take into account all foreseeable costs. The Plan must take into account the repainting of the complex and the means of funding the repainting.

Please keep to the speed limit within the Brunswick Complex

10 KPH

B. Brunswick Painting Sub Committee

Chairman – Wayne Brown

The Sub Committee is to assist the Executive Committee prepare for the forthcoming EGM which is to have as its focus the re-painting of the Brunswick Complex. This action was precipitated by the failure of the motion to repaint the complex tabled at the last AGM.

The Executive Committee is now looking for a more broad-based and collaborative strategy to find a way forward. We all believe it is critical to not only look after the aesthetics of the Units but also ensure we protect our investments in the complex and ensure any proposal offers value for money as well as being affordable

Given the concerns expressed at the AGM and the volatility of that meeting we feel it is essential that the proposal that goes to the EGM is well researched, broadly supported and acceptable to the majority of residents in terms of:

- The development of the painting strategy,
- The execution of the strategy
- And the method of financing the strategy.

For these reasons the Executive Committee has chosen to form the Sub Committee to widen the base of our inputs and expertise.

It was unanimously agreed that we work towards the development of a strategy to paint the whole Brunswick Complex in “one hit” over no longer than a 12 month period and that we take such a proposal with an appropriate rationale to an EGM as soon as possible.

The advantages of this proposal were seen to be as follows:

- We are protecting our investment
- We are maintaining the look and feel of the complex
- We will bring the whole complex “up to scratch” in “one hit”
- We are keeping costs down by using one (appropriately skilled) contractor for a fixed period of time – doing the work in “one hit”
- We will make savings in administration, supervision, set-up, quality control etc. by doing the work in “one hit”
- We will be in a stronger position to negotiate a competitive price by offering a contract for the whole complex rather than a “bits and pieces” approach
- Owners will have “certainty” if they wish to sell

- We reduce the “angst” there might be using a staged process – where some residents have to wait years to have their unit painted while others have theirs done straightaway
- We avoid ongoing disruption to day to day living by doing the work over a short period of time rather than the work being staged over a period of years
- We ensure continuity of quality control and colour control if the work is done by one contractor in a fixed time frame

GARBAGE

PLEASE USE THE CORRECT BIN AND KEEP THE AREA CLEAN AND TIDY

The following can be placed in your green lid garden bin:

- Grass clippings and leaves
- Flowers and weeds
- Prunings, twigs and branches
- Untreated timber

**A GUIDE TO YOUR
YELLOW LID recycling bin**




✓ Paper ✓ Cardboard ✓ Plastic bottles, containers & trays
✓ Metal cans - food, drink & aerosol ✓ Glass bottles & jars

NO plastic bags
Simply put your recyclable items loosely in the bin



✗ NO food, liquid or general waste
 ✗ NO clothing, linen or shoes
 ✗ NO crockery, drinking glasses or pyrex
 ✗ NO long-life cartons
 ✗ NO shredded paper
 ✗ NO hazardous waste

The following can be placed in your red lid general waste bin:

- Food scraps
- Plastic bags
- Plastic wrappers
- Disposable nappies
- Polystyrene and Styrofoam



