



"This is a special 'single issue' edition of the Newsletter dealing solely with the painting proposal. We welcome your feedback". Geoff Yates, Chairman, Exec.

October 2015

Dear Resident,

Following the most recent AGM at which a proposal from the Executive Committee (EC) to repaint The Brunswick was defeated, a Sub Committee of the EC has been formed to bring a more acceptable proposal to an Extraordinary General Meeting (EGM).

The EGM will be held on Tuesday 8th December in a Meeting Room at Erina Fair. The meeting will be held at 7.00pm. Our Managing Agents, Elite Strata and Property Services will in due course send out the appropriate paperwork for the EGM.

The Sub Committee is to assist the EC prepare for the forthcoming EGM which is to have as its sole item of business the re-painting of the Brunswick Complex.

The EC is 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 to ensure we protect our investments in the complex and ensure any proposal offers value for money as well as being affordable.

The Sub Committee, which is Chaired by Wayne Brown, includes members of the EC as well as a number of other interested residents. Residents who have contributed to the work of the Sub Committee include Quentin and Jan Anthony, John Barton, Russ Burnet, Ann Conning, Peter Cornish, Tony Larkins and Trevor Whitworth.

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.

It is the unanimous view of the Sub Committee members that we work towards the development of a strategy to paint the whole Brunswick Complex in “one hit” over a 12 month period and that we take such a proposal with an appropriate rationale to the EGM.

In order to finance such a proposal it will be necessary to take out a loan which would be for a seven year period. The advantages of this proposal are 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

We do not believe it is possible to come to the EGM with a fully costed proposal. For that reason we believe that an ‘educated guesstimate’ using data that has been accumulated to date is the best way to proceed.

A full, detailed and final quote will be obtained if and when approval to proceed has been established at the EGM.

Formal resolutions for the EGM will be prepared. There will need to be four resolutions:

- i) To paint the complex
- ii) To define the scope of works
- iii) To define (and specify any changes to) the colour scheme
- iv) To define the method by which the project will be financed

In summary we are looking at a “one hit” paint, over a 12 month period, at a cost in the vicinity of \$500,000 – \$600,000.

The cost of the painting must be reflected in the Ten Year Plan. The cost to residents must be palatable, affordable and realistic. It will be essential to closely supervise the painting process.

We estimate that the cost to residents will be in the order of \$400.00 per quarter for a loan taken over a seven year term.

If the resolutions are passed at the EGM then all residents will be bound by the proposal which will be to levy owners for the cost of the painting over a fixed period of time.

It is the view of the Sub Committee that the repainting should be in “one hit” and should be a comprehensive re-paint.

There is general agreement that we simplify the current colour scheme and reconsider the use of the ‘primer pink’ on the architraves. A gray colour was felt to be preferable.

At the EGM questions that have been tabled in advance will be dealt with after the initial presentations. There will be no questions from the floor. The meeting will follow strict procedural guidelines.

Following question time the formal resolutions will be put to the vote.

There will be no other business.

Given the amount of expenditure involved this is clearly a most important meeting. A significant number of residents have already had their say but we want to ensure that everyone has an opportunity to provide us with feedback before the EGM.

Your views do matter. If you would like to make a comment or ask a question please get in touch with Wayne Brown the Sub Committee Chair, or Geoff Yates the Executive Committee Chair or email the Secretary at:
secretary@brunswick.terrigal.com

Yours sincerely,

Geoff Yates
Chairman
Executive Committee