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“This is our second special ‘single issue’ edition of the Newsletter dealing solely with the painting proposal. We want everyone to know about the work of the Painting Sub Committee and we encourage you to keep up to date with developments. If you have any comments, questions or other input we would love to hear from you.”

Geoff Yates, Chairman, Executive Committee

At its last meeting the Executive Committee voted to postpone the EGM. The committee wants to ensure the presentation to the EGM is as factual and informed as it can be and we need time to do this. We apologise for any inconvenience. The EGM will be held early in the New Year, with a format yet to be finalised.

There have now been four meetings of the Painting Sub Committee. The Sub Committee is chaired by Wayne Brown and the membership consists of a number of the Executive Committee plus Quentin and Jan Anthony, John Barton (for meetings 1 – 3), Russ Burnet, Ann Conning, Peter Cornish, Tony Larkins and Trevor Whitworth.

Sub Committee members were chosen by the Executive Committee because each of them had expressed an interest in the project. The first of our meetings was held at the meeting rooms in Erina Fair as we had opened up that meeting to anyone who wished to attend, subsequent meetings have been held at the Terrigal Uniting Church Hall. Observers, who must be residents or owners, are welcome to attend.

We are not running a closed shop. We represent all residents and we want all of our dealings to be as transparent as possible and as consultative as possible.

There follows a summary of the brief given to the Sub Committee together with the key recommendations made thus far.

.Sub Committee's Aim and Purpose –

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 decision to defer the motion to repaint the complex tabled at the last AGM.

Sub Committee Meeting 1 – 6th October 2015

WB advised the meeting that two consultants (Tyrell's and Dulux) have conducted site visits and prepared reports. Copies of these reports have been circulated and are available on the Brunswick Website –

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

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.

In response to a query as to whether the Sub Committee is to consider whether or not to paint the complex it was agreed that the brief is to submit a proposal to re-paint the complex and to finance that process.

It was proposed that we borrow (against the value of the entire common property) the capital necessary to repaint the complex and engage a suitable contractor to carry out the work within a twelve-month period. The loan to be paid off over a reasonable period to be determined at the EGM.

Resolution

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

Sub Committee Meeting 2 – 22nd October

It was agreed that formal resolutions for the EGM will need to 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

It was considered essential that the Treasurer analyse the income and expenditure trends for the Brunswick over the last five years in order to best advise the Exec Committee of the viability of the current budget.

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

It was also felt that:

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. This may or may not be done by whoever is appointed to monitor the Ten Year Plan.

Sub Committee Meeting 3 – 5th November, Terrigal Church Hall

Due to the numbers being less than anticipated no formal Minutes were taken but a useful discussion took place.

Sub Committee Meeting 4 – 12th November – Terrigal Church Hall

A Report from Tyrrells was tabled:-

“Maintenance Plus Fee Proposal - including Structural Assessment, Scope of Works for External Coatings with Tender Selection Advice”

As not all members had received this report it was agreed that a copy would be circulated to all members a.s.a.p.

(Ammended following changes to the Draft Minutes).

Further discussion took place on the following topics:

- **The time frame.**
 - **The quote.**
- **The colour scheme.**
- **The motions for the EGM.**

A further meeting is to be held on 26th November at 7.00pm in the Terrigal Uniting Church Hall. Observers are welcome.

Written submissions or questions to the Sub Committee are welcome.