

The Brunswick SP72924

Minutes of Strata Committee Meeting 1st May 2018

1. Attendance and Apologies

Attendance: Chair Ann Conning (AC), Russ Burnet (RB), Wayne Brown (WB)
Lisa Velickovich (LV), Richard Whitaker (RW), Bob Hornby (BH).

Observing: Geoff Yates

2. Conflict of Interest Statement

None declared

3. Minutes of Meeting 20th March 2018

Approved as a true and correct record; Moved RB, Seconded RW

4. Matters arising from previous meeting 20th March 2018

None

5. Financial Reports

RB reported that as at the 30th April 2018 the Cash at bank in both the Administrative and Working Capital funds totalled \$79,371. Total receivables from levies amounted to \$23,484. Of that amount, \$1753 were in arrears more than 120 days. The Treasurer will ask the Strata Manager to contact the Owner and arrange an acceptable repayment plan to bring the arrears on to a current basis. Total Investments on term deposit with Macquarie Bank were \$130,000; it was agreed that the amount would be rolled over for a further 60-day term on expiry during May 2018. There was a suggestion by RB that there was convincing evidence to support the reduction of the amount of levies from Owners in an effort to balance the financial burden more equitably between the Strata and Owners. RB further suggested that there was a sound basis on which to transfer the expense of Building consultancy (BAAM) from the Administrative Fund to the Working Capital Fund where it could be reconciled with the Painting project expense.

6. Insurance

RB reported that the Brunswick insurance with Honan is due on July 8 and considered that it would be advantageous to obtain quotes from other Brokers / Insurers before we renew. Insurance issues with # 30 have been finalised and signed off.

Insurance issues regarding # 35 are still outstanding.

RB considered it important that rental properties operating within the Brunswick be encouraged to carry landlord's insurance. It is also timely that Owners should assess their own Contents Policies in the light of some expenses being reclassified as Owners Liability by the Office of Fair Trading.

7. Reports (Reporting by exception only)

7.1 Painting

The Painting subcommittee continues to meet regularly.

Brunswick Road a few property issues remain outstanding.

Anchor Points continue to be investigated.

'Slippery stair treads yet to be resolved.

Stage 2(Terrigal dve) – use of inexperienced painters an early problem

7.2 Gardens and grounds/pool

Noisy pool gate – solution attempted only partially successful.

Winter routine for pool to commence – once per month service from Kewba

Garbage Bins and compound area gurney clean AC and DW on Fri 27 April

Lights outside #28 and 29 changed 12th April

Meeting with GB Electrical 18th April seeking solution to Terrigal Dr gates. Quote received from Shayne. Work required needs more discussion.

7.3 Pest Control

Flick spray inside pool area on 3rd April

7.4 Tree audit

Overhanging branches from Dept. of Housing land across #8, 9 and 10 to be considered. RB to contact Dept. of Housing; photographs of situation to be provided by RW.

All work completed on the fallen tree Terrigal dive reserve and NCAT Orders for work in reserve (#26) Brunswick road.

7.5 Smoke alarms

Report pending for AGM; to consider the ongoing maintenance of this program.

7.6 Newsletter and website

RB to register the domain "thebrunswick.org" a review of the current website is continuing.

8. Correspondence

Received

Quote from GB Electrics re Terrigal Rd. Gates

Out

March SC meeting minutes

May SC Agenda

NCAT advised Orders complete.

Notice to all Brunswick Residents_pets -

9. Issues Register

The Issues Register will be regularly updated and used as the primary working document for the SC.

An updated copy of the register is attached to these minutes.

10. Any other Business

Mr. P. Dimond (Secretary) tendered his resignation to the committee.

11. Date next SC meeting:

To be advised 2018

12. Date of AGM:

Monday 18th June@ Uniting Church Hall, Terrigal.

13. Meeting declared closed

10.05 pm

Attachment: Brunswick Issues Register