



**VICTORIA
BODY CORPORATE
SERVICES PTY LTD**

your strata care company

64 Fennell Street
Port Melbourne Vic 3207

Locked Bag 1291
Port Melbourne Vic 3207

t. (03) 8531 8100
f. (03) 8531 8190

e. vbcs@vbcs.com.au
www.vbcs.com.au

INTERNET SITE

We invite you to register with us to enable you to access details regarding the Owners Corporation.

HOW DO I REGISTER?

If you have access to the internet and have not yet visited our site, we would invite you to do so and register by carrying out the following steps:

To register:

- Go to www.vbcs.com.au
- Click on "Your Property" at the top of the screen
- Supply your BPay reference number where requested. Your BPay reference number appears on your Levy Notice.
- Fill in registration details
- A confirmation email with password will be posted to the address held by VBACS
- Store this password.

When registered:

- Go to www.vbcs.com.au
- Click on "Your Property" at top of the screen
- Enter your BPay reference number which appears on your Levy Notice
- Click on Log In. You will then be asked for your password, and you can then gain access to the site. All minutes are shown in a column to the left.

We set out below information about the Victoria Body Corporate Services Pty Ltd website.

GENERAL WEBSITE – Available to public at large

This provides general information to the public which includes the following:

- General information about Victoria Body Corporate Services Pty Ltd;
- Legal Requirements when selling your property;
- General Owners Corporation information detailing functions of a Owners Corporation, legal requirements of a Owners Corporation; and
- Where to obtain a copy of current *Owners Corporation Act*.

RESTRICTED WEBSITE – Only available to clients of Victoria Body Corporate Services

This website has been developed to allow both members and tenants to access information regarding the Owners Corporation from any computer that has access to the Internet.

The website provides the following information :

- Your financial status -
 - i.e. details of contributions payable, amount paid etc
- Your contact details - address and telephone details
- Insurance details summary
- Insurance Policy wording
- Notice of Annual General Meeting
- Minutes of Annual General Meeting
- Special Levies
- Additional Rules (if applicable)
- Relevant circulars
- Standard Owners Corporation Rules
- House Rules (if applicable)
- Swimming Pool Rules (if applicable)
- Car Parking Rules
- Circulars sent to all residents

In conformity with privacy regulations the website restricts access to certain information dependent on your status with the Owners Corporation.

For example, "Your Financial Status" and your "Contact Details" can only be accessed and viewed by you.

Tenants will have more limited access and will be able to view documents that are relevant to an occupier such as:

- Model Rules
- House Rules (if applicable)
- Car Parking Rules
- Additional Rules (if applicable)
- Swimming Pool Rules (if applicable)
- Circulars sent to all residents

WHAT HAPPENS IF I HAVE MORE THAN ONE PROPERTY?

Should you have more than one property with Victoria Body Corporate Services, we provide the added convenience to link all your properties to one User-ID and password.

Once you have registered and are able to access the website, there will be a provision for you to link multiple properties on one username and password.

DOES THIS REPLACE PAPER DOCUMENTATION NORMALLY SENT?

The information on our website does not replace the hard copy information currently forwarded by mail. It provides a complementary source of information which can be accessed at any time from an internet enabled computer.

**EDGEWATER SERVICE LIMITED
12 MARINE PARADE, ST KILDA**

MINUTES OF THE 2013 ANNUAL GENERAL MEETING OF MEMBERS OF
EDGEWATER SERVICE LIMITED
HELD AT THE ST KILDA SOLDIERS & SAILORS MEMORIAL HALL BUILDING
1ST FLOOR, 88-90A ACLAND STREET, ST KILDA
ON WEDNESDAY, 18 DECEMBER, 2013 AT 7.00PM

PRESENT:	<u>Name</u>	<u>Unit</u>
	Mr S Jenkins	GH
	Mr J Van Der Laan	2A
	Mr D Shaw	2G
	Mr H Garcia	2H
	Mr R L Jessop	3A
	Mr M Brickles	4G
	Mr J & Mrs A Leighton	5A
	Mr J Leighton	5B
	Ms D Kilsby	5D
	Ms J Curtain	6D
	Ms Omar	6F
	Mrs M Harvey	8C
	Mr A Constable	8H
	Ms P Lever	9B
	Mr G Moss	9D
	Mr Sym & Mrs Susan Kohn	9H
	Mrs A Zavod	10B
	Mr N Lykopoulos	10D
	Ms C M Dolling	11D
	Mr L King	12C
	Mr A Schwarz	12D
	Dr N Edwards	12H

IN ATTENDANCE: Mr Dan Slattery, Victoria Body Corporate Services Pty Ltd

APOLOGY : Mr C A Nobbs 6A

PROXIES: Mrs A Zavod was appointed as proxy for
Ms A Black 12F
Ms Lilli Rose 4D

CHAIRPERSON: **IT WAS RESOLVED** to appoint Mr Sym Kohn to act as the Chairperson of the Meeting.

MINUTES OF PREVIOUS ANNUAL GENERAL MEETING: **IT WAS RESOLVED** that the Minutes of the Annual General Meeting held on 12.12.2012 as presented to the Meeting be confirmed as a true and accurate account of proceedings at that Meeting.

FINANCIAL STATEMENTS:

The financial statements that were audited by the registered company auditor **Mr Peter D'Ambrosio**, were received by the meeting.

APPOINTMENT OF DIRECTORS:

Mr Hilton Garcia and **Mr Shane Jenkins** having retired in accordance with the Service Agreement, and, being eligible and having offered themselves for re-election – were elected unopposed.

It was noted that the following Directors remain in office having previously been appointed.

<u>Name :</u>	<u>Unit No. :</u>
Mr John Van Der Laan	2A
Mr Russell Jessop	3A
Mr Mark Brickles	4G
Mr Sym Kohn	9H

INSURANCE:

IT WAS RESOLVED the Manager continue the following cover on the property with the present Insurance Company and on renewal the Manager has a standing direction to renew the policy with any increase in the cover as recommended by the Insurer or broker :

Insurer :	CHU
Building	\$ 46,957.65
Excess: All Claims :	\$ 500
Personal Accident For Voluntary Workers	\$ 200,000
Public Liability	\$ 20,000,000
Common Contents	\$ 146,000
Office Bearers Liability	\$ 5,000,000
Building Catastrophe	\$ 6,963,809
Machinery Breakdown	\$ 5,000
Fidelity Guarantee	\$ 100,000

Members were reminded that the Service Company insurance **does not** cover contents or owners chattels, including carpets and floating floors, inside the units. Each owner should have Contents Insurance which includes personal Public Liability. Landlords are advised to have Landlords Contents cover.

IT WAS FURTHER RESOLVED that the Manager obtain comparative quotations for insurance cover prior to renewal date and submit them to the Directors for their decision.

**FEEs TO COVER
GENERAL
ADMINISTRATION &
MAINTENANCE
1.7.2013 to
30.6.2014:**

Please Note: The quarterly fees will increase from \$950.00 to \$1,050.00 as of the 1st January 2014. Given that the Levy Notices had already been issued for the 1st January 2014 quarter at the time the Annual General Meeting was convened the additional \$100 per quarter will be collected in the fees issued for the quarter commencing 1st April 2014.

Thereafter, as from the start of the new financial year on the 1st July 2014 the quarterly fees will be \$1,050.00 per Lot.

The meeting received a Maintenance Fund (Budget) of \$404,000 including GST, if applicable, to meet the anticipated expenses for the current financial year of the Service Company being 1.7.2013 to 30.6.2014. This Maintenance Fund is to remain in force until 30.6.2014.

This amount is to be levied by NOTICE from the Manager **QUARTERLY IN ADVANCE ON THE DUE DATE BEING 1ST** of JULY, OCTOBER, JANUARY & APRIL.

The meeting received a Maintenance Fund (Budget) of \$424,200.00 including GST to meet the anticipated expenses for the financial year of the Service Company for the period 1st July 2014 to 30th June 2015. This Maintenance Fund will remain in force until the next Annual General Meeting.

**MAINTENANCE
CHARGES:**

Please See Attached Schedule of Fees.

GENERAL BUSINESS :

**CHAIRMAN'S
REPORT :**

Mr Sym Kohn, the Chairman of the Board of Directors, referred all attendees to his Chairman's report – which was tabled at the meeting. A copy of the report is attached to these Minutes.

Mr Kohn together with other members of the Board, addressed the meeting as to various activities of the Board since the last Annual General Meeting. A visual display presentation featured the major works activities at the property over the previous 12 months.

It is recommended that all owners read the attached report which reflects a great amount of time, skill and effort by the Board to enhance the general appearance and ambience of the property for the benefit of all.

**APPOINTMENT OF
AUDITOR :**

IT WAS RESOLVED by the Board that the Manager arrange for a new accountant and new auditor to be appointed to provide for all future accounting and auditing services required for the Service Company.

SCHEDULE OF FEES

Unit	01/07/13 - 30/09/13	01/04/14 - 30/06/14	01/07/14 - 30/09/14
	01/10/13 - 31/12/13		
	01/01/14 - 31/03/14		
GB	\$950.00	\$1,150.00	\$1050.00
GD	\$950.00	\$1,150.00	\$1050.00
GF	\$950.00	\$1,150.00	\$1050.00
GG	\$950.00	\$1,150.00	\$1050.00
GH	\$950.00	\$1,150.00	\$1050.00
1A	\$950.00	\$1,150.00	\$1050.00
1B	\$950.00	\$1,150.00	\$1050.00
1C	\$950.00	\$1,150.00	\$1050.00
1D	\$950.00	\$1,150.00	\$1050.00
1E	\$950.00	\$1,150.00	\$1050.00
1F	\$950.00	\$1,150.00	\$1050.00
1G	\$950.00	\$1,150.00	\$1050.00
1H	\$950.00	\$1,150.00	\$1050.00
2A	\$950.00	\$1,150.00	\$1050.00
2B	\$950.00	\$1,150.00	\$1050.00
2C	\$950.00	\$1,150.00	\$1050.00
2D	\$950.00	\$1,150.00	\$1050.00
2E	\$950.00	\$1,150.00	\$1050.00
2F	\$950.00	\$1,150.00	\$1050.00
2G	\$950.00	\$1,150.00	\$1050.00
2H	\$950.00	\$1,150.00	\$1050.00
3A	\$950.00	\$1,150.00	\$1050.00
3B	\$950.00	\$1,150.00	\$1050.00
3C	\$950.00	\$1,150.00	\$1050.00
3D	\$950.00	\$1,150.00	\$1050.00
3E	\$950.00	\$1,150.00	\$1050.00
3F	\$950.00	\$1,150.00	\$1050.00
3G	\$950.00	\$1,150.00	\$1050.00
3H	\$950.00	\$1,150.00	\$1050.00
4A	\$950.00	\$1,150.00	\$1050.00
4B	\$950.00	\$1,150.00	\$1050.00
4C	\$950.00	\$1,150.00	\$1050.00
4D	\$950.00	\$1,150.00	\$1050.00
4E	\$950.00	\$1,150.00	\$1050.00
4F	\$950.00	\$1,150.00	\$1050.00
4G	\$950.00	\$1,150.00	\$1050.00
4H	\$950.00	\$1,150.00	\$1050.00
5A	\$950.00	\$1,150.00	\$1050.00
5B	\$950.00	\$1,150.00	\$1050.00
5C	\$950.00	\$1,150.00	\$1050.00
5D	\$950.00	\$1,150.00	\$1050.00
5E	\$950.00	\$1,150.00	\$1050.00

Unit	01/07/13 - 30/09/13	01/04/14 - 30/06/14	01/07/14 - 30/09/14
	01/10/13 - 31/12/13		
	01/01/14 - 31/03/14		
5F	\$950.00	\$1,150.00	\$1050.00
5G	\$950.00	\$1,150.00	\$1050.00
5H	\$950.00	\$1,150.00	\$1050.00
6A	\$950.00	\$1,150.00	\$1050.00
6B	\$950.00	\$1,150.00	\$1050.00
6C	\$950.00	\$1,150.00	\$1050.00
6D	\$950.00	\$1,150.00	\$1050.00
6E	\$950.00	\$1,150.00	\$1050.00
6F	\$950.00	\$1,150.00	\$1050.00
6G	\$950.00	\$1,150.00	\$1050.00
6H	\$950.00	\$1,150.00	\$1050.00
7A	\$950.00	\$1,150.00	\$1050.00
7B	\$950.00	\$1,150.00	\$1050.00
7C	\$950.00	\$1,150.00	\$1050.00
7D	\$950.00	\$1,150.00	\$1050.00
7E	\$950.00	\$1,150.00	\$1050.00
7F	\$950.00	\$1,150.00	\$1050.00
7G	\$950.00	\$1,150.00	\$1050.00
7H	\$950.00	\$1,150.00	\$1050.00
8A	\$950.00	\$1,150.00	\$1050.00
8B	\$950.00	\$1,150.00	\$1050.00
8C	\$950.00	\$1,150.00	\$1050.00
8D	\$950.00	\$1,150.00	\$1050.00
8E	\$950.00	\$1,150.00	\$1050.00
8F	\$950.00	\$1,150.00	\$1050.00
8G	\$950.00	\$1,150.00	\$1050.00
8H	\$950.00	\$1,150.00	\$1050.00
9A	\$950.00	\$1,150.00	\$1050.00
9B	\$950.00	\$1,150.00	\$1050.00
9C	\$950.00	\$1,150.00	\$1050.00
9D	\$950.00	\$1,150.00	\$1050.00
9E	\$950.00	\$1,150.00	\$1050.00
9F	\$950.00	\$1,150.00	\$1050.00
9G	\$950.00	\$1,150.00	\$1050.00
9H	\$950.00	\$1,150.00	\$1050.00
10A	\$950.00	\$1,150.00	\$1050.00
10B	\$950.00	\$1,150.00	\$1050.00
10C	\$950.00	\$1,150.00	\$1050.00
10D	\$950.00	\$1,150.00	\$1050.00
10E	\$950.00	\$1,150.00	\$1050.00
10F	\$950.00	\$1,150.00	\$1050.00
10G	\$950.00	\$1,150.00	\$1050.00
10H	\$950.00	\$1,150.00	\$1050.00

Unit	01/07/13 - 30/09/13 01/10/13 - 31/12/13 01/01/14 - 31/03/14	01/04/14 - 30/06/14	01/07/14 - 30/09/14
11A	\$950.00	\$1,150.00	\$1050.00
11B	\$950.00	\$1,150.00	\$1050.00
11C	\$950.00	\$1,150.00	\$1050.00
11D	\$950.00	\$1,150.00	\$1050.00
11E	\$950.00	\$1,150.00	\$1050.00
11F	\$950.00	\$1,150.00	\$1050.00
11G	\$950.00	\$1,150.00	\$1050.00
11H	\$950.00	\$1,150.00	\$1050.00
12A	\$950.00	\$1,150.00	\$1050.00
12B	\$950.00	\$1,150.00	\$1050.00
12C	\$950.00	\$1,150.00	\$1050.00
12D	\$950.00	\$1,150.00	\$1050.00
12E	\$950.00	\$1,150.00	\$1050.00
12F	\$950.00	\$1,150.00	\$1050.00
12G	\$950.00	\$1,150.00	\$1050.00
12H	\$950.00	\$1,150.00	\$1050.00
TOTAL	\$95950.00	\$116,150.00	\$106050.00



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NOTICE TO OWNERS

INSURANCE

1. The Building and Public Liability policy is arranged in the name of the Company.
2. The policy covers the accidental loss and/or damage to the building and legal liability in relation to Company common property.

The cover does not include wear and tear, or damage arising from inadequate or improper maintenance. An example of excluded cover would be water damage from porous tiles or grout in a bathroom.

3. The building insurance policy covers damage caused to fixtures but not damage to fittings.

The Company policy does not extend to cover owner's contents such as furniture, carpets, floating floors, curtains, blinds, light fittings or electrical appliances that are not built into the apartment or integral to the apartment. If, for example, a fire causes damage to a kitchen, the Company insurance policy will reinstate the damaged walls and ceilings and the fire damaged kitchen cupboards, bench tops and built-in appliances such as cook top, wall oven and dishwasher. These items will be reinstated because fixtures are considered part of the building.

Damage caused to the carpets, floating floors, curtains and personal furnishings would not be covered under the Company policy because those items are deemed to be fittings and are specifically excluded even if the loss is caused by the same act that damaged the fixtures. This exclusion extends to personal possessions such as furniture, electrical goods, bedding and clothing.

4. The public liability policy only covers parties injured on common property where the Company is found to be liable.

Areas of common property include stairwells, lifts, lobbies, gymnasiums and swimming pools. The public liability policy does not extend to cover injuries sustained by parties such as owners, visitors and friends which occur inside an apartment, courtyard or on a balcony or terrace, car space or storage unit.

5. All owners, whether resident or absentee, should effect appropriate contents insurance policy which includes personal liability cover for injuries sustained inside a unit, the owner's car space or other areas which are not common property.

6. The loss of rent cover provides compensation if an apartment is rendered uninhabitable due to an event under the policy. For an owner who occupies an apartment, this cover provides for rental of a comparable apartment whilst their apartment is uninhabitable. For an apartment subject to a tenancy agreement, it provides compensation of the rent payable under the agreement during the period of the apartment being uninhabitable.

For this cover to operate there is a requirement that the apartment is not fit for habitation, not merely that damage causes inconvenience or a lessened rental opportunity. For example, a fire in a kitchen which damages part of the kitchen cabinets would not cause the apartment to be uninhabitable and thus the loss of rent cover would not operate.

7. Any excess applicable to a claim will be met by the party making the claim. If the claim is for damage to common property, the Company meets the excess. Where the claim is for damage to a member's unit, the excess is met by the member making the claim.

June 2011

Edgewater Service Ltd

12 Marine Parade St Kilda VIC 3182

C/- VBCS
Locked Bag 1291
PORT MELBOURNE 3207

CHAIR'S REPORT

Edgewater Service Limited

2013 AGM – December, 2013

The year just completed has been a very busy one for your Board.

Many projects were completed during the last year; the end result of 3 or 4 years of planning. The expertise of the Board members, which we used to help plan, control, and manage the various projects resulted in a substantial savings of tens of thousands of dollars.

Thanks must go to:

- Russell Jessop for managing the interiors upgrade and the landscape & hardscape projects;
- John van der Laan, who managed the aftermath of the fire & the window replacements;
- Hilton Garcia, who managed the corridor lighting project and the stairwell lighting project;
- Mark Brickles, who managed the cameras and the car park resurfacing; and
- Shane Jenkins, who was recently co-opted onto the Board.

The projects that were undertaken or completed during the last year include:

- A massive reduction in outstanding service fees. There are just 9 owners who have outstanding fees as at 21 November 2013 totalling around \$40,500. The amount attributable to one apartment, whose owner is in palliative care, is about \$25,700. The family has undertaken to make regular monthly payments in addition to the paying the current quarterly fees.

Of the remaining \$15,000, there are 2 amounts in excess of \$2,000 – with the largest amount being just over \$4,000. The Board has issued instructions to commence legal action against these owners. The remaining 6 amounts are under \$2,000 and we will be encouraging these owners to

- Completion of sprinkler installation in the building. The last two apartments were completed about a week before the fire on the 11th floor.
- The Lobby Roof membrane project was completed as a prototype for the main Roof Membrane project.

Edgewater Service Ltd

- Continuing refurbishment of the lobby.
 - The terrazzo tiles have been cleaned and polished.
 - The Leighton family preserved the original plaque commemorating Edgewater's opening in 1960 and have very kindly handed it to the Board. It has been installed in the lobby opposite the east lift.
- Commencement of the Interiors Upgrade, which should be completed before 2014.
 - The corridors have been painted and new carpets have been laid.
 - The boilers & flues have been removed from the redundant laundries, which have also been painted. The colour of the paint that was selected references the original colour that was found behind the letter boxes when they were removed from the back wall.
 - The stairwells have been cleaned up and painted.
- Installation of energy efficient lighting.
 - The Board had hoped to install motion sensors in all the corridors, but this turned out not to be practicable. Instead, lighting using LED tubes has been installed in the corridors. The LEDs were installed in the level one corridor as prototype, and will progressively be installed in all corridors as soon as our supplier obtains stock. The Board estimates that we will save in excess of \$5,000 in energy costs each year, with a payback period of slightly more than 4 years.
 - As a result of the level one prototype, it was determined that the light level in the stairwells was non-compliant. This necessitated new light fittings in all the stairwells on the landings. This should be completed in early 2014.
- Completion of the Landscape & Hardscape Projects.
 - The front courtyard has been opened up and provides Disability Discrimination Act compliant access through to the north car park.
 - The fences around the property were repaired
 - The old fence on the east boundary of 14 Marine Parade was removed and the exposed wall was painted.
 - Pedestrian access from Marine Parade to the rear of the property has been opened up.
 - Planting of the garden has been completed, using indigenous plants native to St Kilda or plants suited to a seaside environment.
 - A herb garden has been planted on the garden strip adjacent to the path leading to the east entry.
 - The Car Park upgrade is now complete. Car spaces are clearly marked and the trees will provide a visual break from the monotony of a large area of bitumen, as well as breaking up a large heat sink.
 - Our number has been repaired.
- A number of In-ground Infrastructure projects were completed.
 - A number of galvanized pipes were replaced with copper pipes.
 - The stormwater pits, grates & piping in the north-west corner of the carpark were replaced.

Edgewater Service Ltd

- Empty conduits were installed to allow for future lighting along the path to Spenser Street.
- Completion of the Windows Replacement project. All common property kitchen windows and laundry windows that were identified as defective have been replaced.
- The Letter Box project was completed. Cliff Burt and Richard Manning, the craftsmen who built the installation in the lobby, took apart the letter boxes and, where required, repaired the hinges, replaced the copper fronts, and replaced the numbers.. Once the repairs were completed, a number of volunteers polished all the letter boxes so that they present a uniform look. The letter boxes are common property and the Board would like to remind you that you should not polish individual letter boxes. They will all be polished at the same time, or they will all be left to weather uniformly. This is a decision that will be made after consultation with owners.
- Completion of the Bike Room project. Unclaimed bikes that had been left in the bike room were donated to Back2Bikes – a “not-for-profit” that provides low-cost or free bikes to people with special needs. The bike room was painted and cleaned up. Entry to the bike room is now only possible with an access unit that has been especially programmed, ensuring an increased level of security.
- A second successful Open House Melbourne day was held. The Open House Melbourne requested that we open Edgewater Towers because they regard it as a significant and iconic Melbourne building. The Board considers that this a worthwhile exercise to raise the Building’s profile externally and we think that it promotes resident interaction and community spirit. Anne Zavod, Irene Condos, Patricia Lever, Susan Kohn, and Russell Jessop all dressed up in fifties costume, which enhanced the experience for those that took the tours.
- Completion of the Edgewater Towers Standards and Guidelines. The booklet will outline the responsibilities of all residents, owners, and non-resident owners and will be distributed to all owners and residents. Non-resident owners are legally obligated to make their tenants aware of the contents of the Guidelines, especially since the Service Agreement makes them responsible for any disturbance or damage caused by their tenants.
- Guidelines for renovating and infilling of balconies have been formalized and will be on our website early in the new year. The guidelines will lay out:
 - specifications for the replacement of balcony infills,
 - specifications for the replacement of open balcony glazing, and
 - requirements for tradesmen in the building
- Revamp of our web site (www.EdgewaterTowers.com.au) was completed.

Edgewater Service Ltd

The Board's focus in the coming year will be to complete the following projects.

- Tenders for Air Lock project are currently being reviewed by our architect, Rowan Opat for compliance with the scope of work and installation staging, and we expect work to commence in the new year. Once complete, access to the building will be made easier for anyone who currently struggles to push open the doors.
- Enabling works for the Roof Project have commenced. We engaged a new company to wash down the building – something that we have to do maintain our warranty – and to wash the windows. We were forced to install anchor points to enable the cleaners to abseil securely down the side of the building. The cleaning company also pointed out that the fence around the rooftop is non-compliant, causing safety issues that prevented the cleaning team from starting to work on the building. We agreed on a temporary solution so that cleaning could commence, and we are in the process of obtaining quotations for the replacement of the balustrade.
- We are working closely with Rowan Opat, our architect, to develop a concept for the roof that will provide safe access to the roof, but limit access to the water tanks and remove the danger of tripping over pipes. The concept will be presented to all residents and owners for comment once it has been developed and will be a staged approach over a number of years in order to manage the cost appropriately.
- A survey of all enclosed balconies will be completed to identify those in-filled balconies that have maintenance issues. Where those issues are identified and the windows pose a danger, owners will be required to make appropriate repairs. We remind you that owners are entirely responsible for the maintenance and replacement of windows in the enclosed balconies. There is a standard configuration of windows that is specified by the Board, and where windows do not comply with this standard, or windows or balcony doors have been installed without Board permission, we will commence a dialogue with the owners to resolve the issue.
- A survey of all open balcony glazing will be undertaken. Some owners have replaced the company-owned glazing and have done this without Board permission. We will be engaging in a dialogue with these owners to resolve the issue.
- A review of existing balustrades will be undertaken to ascertain which ones need repair or replacement. There are a number of balustrades that exist as part of an in-filled balcony and these will have to be removed in order to comply with the Guidelines that have been in existence for many years.
- The feasibility of installing bike hooks in the unused laundries for additional bike storage is being examined. We are currently searching for options that are appropriate for our laundries and we hope to have something by the middle of next year.
- Increasing electronic communications to owners & residents using social media to “push” notices and news items to everyone.