



The Pines

Strata Committee SP3840 Meeting Minutes

6:00p Thurs April 20 2023

Present: Rob Muir (Chair); Pamela Muir (Secretary), David Park (Treasurer); Diana Mrkusich

Apologies: Brian Pilbeam

Observers: Allan Cook, Sharyn Roberts

Location: Pines Meeting Room

SC Minutes 6 Oct 2022. Accepted as tabled and read.

Brian Pilbeam tabled a list of outstanding projects as an action item. Secretary reported on their current status in both Secretary reports.

Major Works Report: Secretary reported that the Northern (2-bed) balconies have been completed, and the Southern (2-bed) balconies are almost finished, with only painting touch-ups remaining. Affected Eastern (3-bed) balconies are still underway and are expected to take a further 3-4 weeks to complete. A higher level of spalling has had to be repaired on these last two elevations but still remains within the estimated contract allowance.

The painting of the soffits is being done with a stipple texture coating due to the age and condition of the render. Sutech's recommendation to increase the number of brick cavity ties to stabilize certain areas of the brickwork facade has been approved by the SC. The membrane works on the roof will have a significant cost impact due to variances caused by the concurrent works required for re-lining the water tank, access ladder and platform (already approved by the OC at AGM 27/5/21), and various water pipeline repairs. Other remaining works include spalling repairs and painting of various areas of the building, such as the North-Eastern façade, harbour-facing B2 garages, entrance foyer soffit, entrance columns, lower sections of the building and driveway walls.

Chair's Report: Chair expressed the SC's thanks to Pam and David for their management of the MW project which has been ongoing for over three years. The success of the project is attributed to the relationships that Pam has built with Sutech and Fluid. As Chair, RM's focus is on strategic issues, while the day-to-day operations are being handled by Secretary, PM. Chair is working on the issues highlighted by the SWOT analysis.

The Corporate Calendar has been implemented, which helps plan, organize and schedule tasks and activities to keep the Pines running smoothly. The calendar is transparent, reduces confusion

and ensures that residents and the committee are on the same page. The results of the recent task/interest survey are still being analyzed, and an informal briefing for interested parties will be held before the AGM on June 29th.

Finally, the committee is addressing the critical succession issue of changing the Strata Management Company, and two alternative strata management companies have made presentations to the SC. Reference checks are currently underway and Chair has requested the SC's opinion of all candidates (including current incumbent) within the next two weeks.

Secretary's Report: The Strata Committee (SC) has to date participated in 21 fortnightly site meetings with Sutech and Fluid's site and project managers to ensure the smooth running of everyday Pines' facilities during the Major Works period.

The SC has also been dealing with individual owners' issues such as water penetration, window leakages, and old internal concrete spalling. The Secretary formally thanked the vast majority of residents for their cooperation and flexibility throughout this disruptive and difficult period. The corporate calendar, website, and regular newsletter distributions have helped to keep everyone informed about the scheduled activities.

Unexpectedly, investigations undertaken outside the MW have revealed that our almost 60-year-old building has a significant drainage issue due to Norfolk Pine roots penetrating the drainage piping at the base of the southern-facing B2 garage area, resulting in substantial flooding and potential damage to sewerage piping. The SC is dealing with the issue according to budget capacities.

Treasurer's Report:

The Treasurer reported on details of the building's finances as at 16 April:

Admin Fund is in arrears by	\$16,414.22
The Capital Works Fund holds	\$1,462,548.16
Net holding	\$1,446,133.94

Note: The above numbers include approximately \$12,000 in arrears (mainly levies due 1 April). Treasurer expects this money to be received by 30 April. Treasurer also reported that while the total of the Funds is correct, the respective balances in each fund are incorrect due to BCS not allocating payments and revenues to the right accounts.

We have recovered \$79,364 from residents who have received new doors as part of the project. All appear to have paid.

Major Works:

Approved Budget:		\$2,116,000
Paid to Fluid to date	\$1,281,142.35	
Paid to Sutech	\$104,800	
Total Paid		\$1,385,942.35
Recovered for door replacement		\$79,364
Balance of Budget		\$809,421.65

AGM June 2023 Agenda Items: Proposed Change of Strata Management Company (see Chair's report above); **Proposed Strata Bylaws:**

Hardwood Floors. DM tabled a report of Acoustic Testing performed last year. Discussion ensued with a consensus that a Hard Floors Bylaw be drafted for presentation to the AGM. Copy of draft bylaw, when available, to be provided to Owner of Unit 14A, who has been patiently waiting to install wooden floors. Copy of Acoustic Testing Report is available at <https://pinesmanly.com/acoustic-dynamics-report/>.

External Wall Drilling. Request for draft bylaw submitted by Sutech re drilling through internal building walls to access external cavities. Reason: New cavity flashings are located up to 250mm above floor level and drilling through the cavity flashing is likely to result in water penetration problems.

Other Business:

Damage to Garage Doors: Sharyn Roberts enquired as to status concerning damage to her garage door. Secretary is investigating potential options for 'job lot' approach since there are several doors requiring attention including the Treasurer's. Situation is complicated because a new design is required as original door design is both expensive to repair and inconsistent with revised Pines presentation. Work will take place after current MW are completed.

Meeting closed at 7:10p

Next Meeting: Schedule to be advised.

Respectfully submitted
Pamela Muir, Secretary SP3840