

NEWSLETTER FOR 1 THE ESPLANADE

15 DECEMBER
2015



This newsletter has been prepared in an effort to inform all owners and lessees of developments relating to our complex. It is expected that further newsletters will be issued on a quarterly basis.

- As from 1 November, Care Strata has been engaged as our Strata Manager. Should you have any questions regarding the operation of our complex, these should be directed to Tony Gates or Belinda Brandt (9388 1888; admin@carestrata.com.au).
- Your current Council of Owners comprises Brian Collins (203), David Oldland (502), Martin Roberts (403), Alan Wolfe (305), Rhonda Hogan (205), David Coote (C8) and Graham Finch (C10). These people are your representatives, so feel free to contact them if you have any concerns.
- Warranty work relating to the external painting and rendering repairs that were undertaken in 2014 should be completed in the New Year. The only matter that is yet to be resolved is that of two large 'bubbles' at the third floor level on the north-eastern wall of our complex. Repairs will be necessary, and are likely to incur some additional expenditure from our Reserve Fund.
- Plans are well advanced for the replacement of our old, largely non-functional intercom system, with the successful tenderer to be selected in February.
- Minor repair work to the waterfall trough has been completed, although suspected damage to pipes embedded in concrete behind the façade makes it unlikely that the existing system can be made operational. Your Council intends to bring alternative suggestions for the use of this and other areas on the pool deck to the next AGM.
- The garden in front of our building provides a less than attractive introduction to our complex. Council is exploring ways in which low-cost improvements might be made in the near future.
- In the past, there have been occasions when the residential lift has been unreliable. If there is any re-occurrence of these problems, you should immediately contact Care Strata or ring the KONE service number 1300 362 022.
- Advance notice is given of a dedicated website for our complex that is in preparation. When complete, it will offer residents with a list of emergency contact numbers, detailed strata regulations and house rules, and private access to details of each owners strata entitlements and levies.