

1 THE ESPLANADE OCTOBER - 2018



COUNCIL OF OWNERS

Following the AGM (30/8/18) and first council meeting (13/9/18), your Council of Owners for 2018/19 are:

- Chair – Richard Koedyk
- Secretary – Laura Emery
- Treasurer – Graham Finch
- David Oldland
- Terri Murphy

Our council meetings are open for you to observe and raise issues. Our meetings are publicised on the lift notice boards.

WHO DO YOU CALL? Your best first contacts are the strata managers or caretakers. If anything needs to be referred to the Council, it will progress through these contacts:

- Our Strata Managers are CARE STRATA (ph 9388 1888) during office hours (9am to 5:30pm). Belinda Brandt or Tony Gates (admin@carestrata.com.au)

- Our onsite caretaker (business hours) is Kinga (0428 185 412)
- Out of hours emergencies you may call Kinga but please ensure it is a real emergency, unable to wait until the next business day, else you will be charged a callout fee.

EVACUATION INFORMATION

First5Minutes has been engaged to bring the evacuation plans and information up to standard. Evacuation maps will appear in appropriate places over the next few months.

BUILDING INTERCOM

We have experienced intermittent problems with the intercom in some apartments. A recent cabling audit has pointed to various reasons for this issue (majority of which were corrected). We are awaiting recommendations for next steps from CARE Strata.

MAINTENANCE PROGRAM

We will be engaging a professional organisation to perform a building maintenance review. This will provide us with a long-term view of the maintenance program required many years in the future. This report is important in protecting our asset values. The outcome of this review will also provide guidance on the necessary reserve funding levels and future years reserve fund strata levies.

IMPROVEMENT PROJECTS

Last year we halted the pool improvement project pending a maintenance program review noted above. As discussed at the recent AGM, we are pursuing an integrated plan for building improvements, (once we are happy with the maintenance program)

OUR DEDICATED WEBSITE

containing useful information is available at

www.1theesplanade.com.au