



# Martin Towers

## Management Committee Meeting Minutes (Strata Management Subcommittee)

**Community Corporation 23362 Inc. (Secondary)**

**4-8 Charles Street, ADELAIDE**

Date: Wednesday 25<sup>th</sup> February 2015

Time: 6:00 PM (18:00)

Location: Lot 5 (Phillip Relf)

### 1. Opening

#### In Person

David Chadbourne (DC)	Lot 18 [Presiding Officer]
Elizabeth Farrant (EF)	Lot 19
Michael Hammerton (MH)	Lot 37
Phillip Relf (PR)	Lot 5
Daniel Silvestri (DS)	Lot 107

#### By Proxy

Julie Obst (JO)	Lot 1 [Proxy to PR]
Carolyn Wastell (CW)	Lot 82 [proxy to DS]

#### Absent

John Hynd (JH)	Lot 49
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### 2. Pros/Cons of Changing Strata Management

#### History

1. There was no selection process, MPG was installed as the body corporate manager.
2. MPG have been instrumental, in the past, in managing the maintenance of equipment.

#### Issues

1. The main bone of contention of the dissatisfied membership is the long running GST affair and the recent resultant significant rise in Corporation contribution rates in order to cover the built up funding shortfall within the Corporation.
2. Unsatisfactory level of supervision of caretaker services by MPG.
3. Peter Buchan will command about 40 proxies and he has stated his preference for Whittles to take over strata management.



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### Pros

1. MPG demonstrated lack of financial accounting competence (i.e., \$200k reduction in Administration Fund holdings from 2008/09 to 2013/04)
2. MPG demonstrated Incompetence (e.g., loss of the buildings architectural plans, management o caretaker's scope of work and invoicing, follow-up on caretaker's activities for instance spa out of commission for close to a year)
3. General non-responsiveness of the current manager to respond to some (but not all) requests
4. Opportunity to choose a different strata manager with proven financial accounting competence
5. New strata manager can look at problem with new 'eyes' (e.g., utilities savings from changing providers, deferred payment schemes, etc.)

### Cons

1. Changing the strata manager will not change the current contribution rate which is the immediate concern for most of the disgruntled owners
2. We have not yet fully explored other options such as obtaining a dedicated caretaker for the building.
3. New strata manager needs time to understand the building
4. Incumbent strata manager can look at problem with new 'eyes' (i.e., there is substantial motivation to effect improved management and service)
5. MPG have a strong local knowledge of the building
6. MPG in process of responding to our concerns and they should be given time to recover from their current poor performance

**It was proposed by PR that we instruct MPG to call an EGM on Wednesday 25<sup>th</sup> March 2015 commencing at 18:30 in apartment 27, 237 Wakefield Street, Adelaide.**

Seconded: MH, ***carried unanimously***

The proposed agenda for the EGM will include the following:

1. DC to welcome the members and to introduce why the EGM has been called.
2. Three body corporate management groups will be invited to present (15 minutes) and respond to questions (10 minutes):
  - a. 19:00 Strata Data
  - b. 19:30 Whittles
  - c. 20:00 MPG
3. Open discussion
4. Motion: Termination of MPG as the body corporate manager.
5. Conditional that item 4. is carried, Motion:
  - a. All those in favour of accepting Strata Data as the new body corporate manager.
  - b. All those in favour of accepting Whittles as the new body corporate manager.

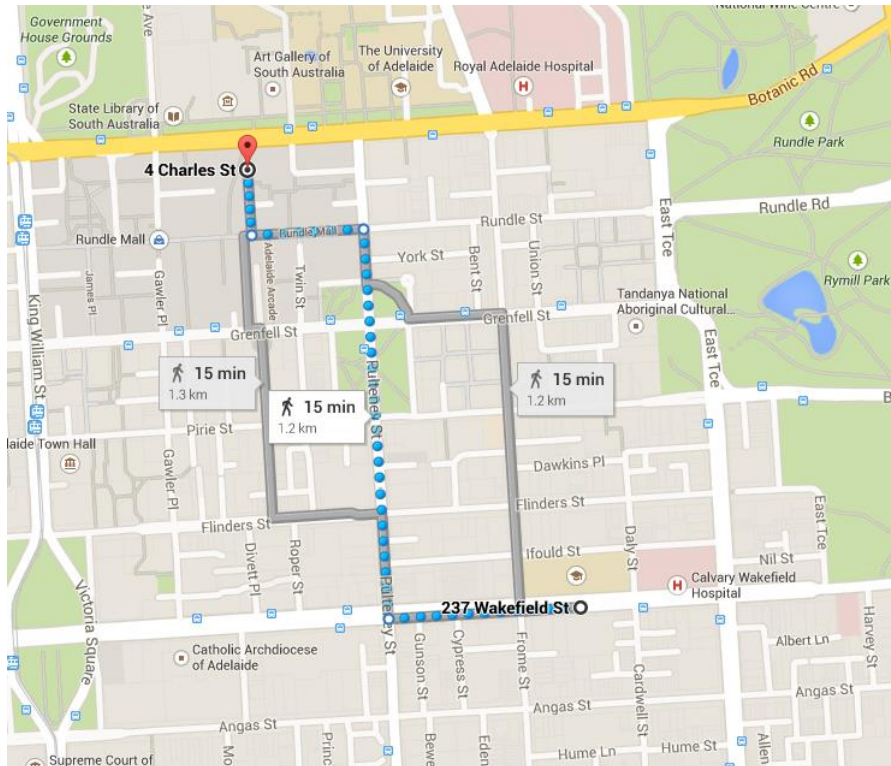


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### 3. Meeting Room

A meeting room has been sourced at no cost and offered in good faith by Peter Buchan. The location of the meeting room is: apartment 27, 237 Wakefield Street, Adelaide.



### 4. Action List

Id	Required Date	Status	Owner	Activity
N/A	N/A	N/A	N/A	N/A

### 5. Next Meeting

04<sup>th</sup> March at 18:00 (6:00 PM) at Lot 5.

18:00 Haidee Jones of Strata Data

19:00 Peter Affleck of Whittles

### 6. Closure

The meeting closed at 18:55.