

August Edition



You will notice that this edition of Carmel Courier is not up to the usual standard. This is because the previous editions were a result of the great work of the late Doug Snowden. (We miss him for many reasons) . Bear with us, we have our L plates on and are real beginners as publishers.



Bad News—Good News.

Unfortunately, due to health challenges, our Treasurer Arthur Rosentreter has had to resign. We thank him for his efforts on behalf of Carmel and wish him well for the future . If wife Audrey has any say in the matter he will come through with flying colors.

Wayne Robinson has stepped into the breach with his usual enthusiasm and has offered to take over the position. Thanks and well done Wayne.

Also, a big round of applause for Lyn Vitanza from Unit 17 who has accepted the nomination for and has joined us as a member of your Committee .

- Chairman: Gay Stevens**
- Secretary: Roger Dearing**
- Treasurer: Wayne Robinson**
- John Tydeman**
- John Dundas**
- Barry Kave**
- Lyn Vitanza**



Your Taxes at work!

New safety laws require pool owners to obtain certification before selling or renting a property with a pool. Penalties applied from December 2010 for not having a valid certificate. This includes us at Carmel and technically meant that you could not sell or rent your property if we did not comply. We were able to obtain our Certification without too much fuss or cost by marginally raising the height of one of our fences and a gate.

Picture shows the raised gate and fence and newly planted gardens.

Committeeman Barry Kave is a Melbournian and when he visits Carmel he loves spending any spare time away from meetings by the pool . He suggested it would be nice if there were small tables near the lounges. So, here they are!



New Owners

We are pleased to welcome the following new owners to Carmel. You should have received your Welcome Pack by now.

Unit 13 Kathleen O'Hare

Unit 82 Claudio & Gaetana Derin

Unit 87 Domenico & Maria D'Alessandro

Unit 103 Jennifer Hawkes

Caretaker and Letting Agreement.

Staymint has asked the Committee to discuss the possibility of a future contract following the expiration of their existing contract in October 2012.

Prior to any meeting taking place, the Committee has insisted that Staymint relinquish/transfer to the Body Corporate ownership of all internet domain names involving the Carmel by the Sea name that had been taken by them and to finalize all matters regarding the Body Corporate Registered Trademark and logo to the satisfaction of the Committee and its Intellectual Property advisor. All reasonable Body Corporate costs in these matters to be met by Staymint. They have agreed to this and all necessary actions have been taken.

The Body Corporate will assign to Staymint the right to use words, logo and domain name as required .

Discussions have now commenced and should Staymint, within the next few weeks, come up with say, a three year contract with terms that meet the Committee's requirements and aspirations, and, is beneficial to all owners, then Committee will submit the contract to an Extraordinary General Meeting for owners consideration as soon as practicable thereafter.



Carmel

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Should this not happen then the contract will go to tender. Staymint will continue to be eligible to enter the tender.

In the meantime members of the Committee are burning the midnight oil on the arduous task of completing the necessary watertight contract and duties manual which will not only form part of the tender/contract process but is vital for the future successful operation of Carmel by the Sea.

Committee is very mindful of the overwhelming vote of owners to take the Contract to tender but felt as a matter of fairness they should listen to the incumbent's views. Owners views on this course of action are welcome.

New Electricity Contract

Secretary Roger Dearing has negotiated a new four year bulk electricity contract with TRU Energy. Remarkably under present conditions, the terms are better than our previous contract, which as you are aware was very beneficial to Carmel owners.



We expect savings of \$4,000.00 p.a . Last year common property usage cost to the Body Corporate was approximately \$50,000.00

NB. To assist owners , it has been decided that from now on Electricity Accounts and Body Corporate Levy notices will be issued together for payment at the same time each quarter.



Property Insurance.

Many owners are receiving correspondence from their Insurance companies asking them to check the terms and amount of their insurance cover. Some companies even suggest that owners may be over-insured! (Is that a pig flying past?)

These include items that are generally there when you move in and remain when you sell and leave, such as kitchen cabinets , benches and hot water services, but do not include carpets, window coverings, airconditioning.

Claims can be made against any insurable event but not for wear and tear or abuse. More information can be found on Fact Sheet on the Commissioner's Website.

Link http://www.justice.qld.gov.au_data/assets/pdf_file/0008/12878/insurance.pdf

Planned Improvements

Lift Interiors



More realistic quotes will enable the rejuvenation of the lifts on a staggered time basis.



Rubbish Chutes

The 13 chute doors from floors 18 to 30 are to be reconditioned within the next two weeks.



Building signs

Some of our signs are showing their age so at the suggestion of an owner some 20 plus will be replaced

From little things big things grow.



A couple of our lady residents have been getting together for an occasional informal cuppa over past years and like Topsy it has now grown and has a set time and day. Should any ladies become thirsty and in the mood for a chat, then on the first Friday of each month head on down to the BBQ area at 2.00 pm. The ladies take it in turn to bring the kettle and biscuits (Definitely no baking!) BYO cup. Next meet 2nd September.