

The Carmel by the Sea Body Corporate Newsletter



Email You can now communicate with your Committee through our new email address: carmelbodycorporate@gmail.com

If you use email regularly **please email us your address** so that we can keep you informed of important developments at Carmel by the Sea as soon as they happen.



Your say

You are invited to submit items for possible inclusion in this newsletter. Your feedback regarding maintenance, presentation, etc will be appreciated. Naturally, material could be subject to some editing.

Administration

At our last General meeting owners approved the recommendation of your Committee that we appoint Gold Coast Body Corporate Specialists (GCBCS) as our new administration provider. If you want to make telephone contact with your Committee we suggest you call GCBCS. The manager is Clare Cauchi, telephone (07) 5526 4100

Committee Message

Happy New Year to you all from your 2008 Committee. This is our first quarterly newsletter which we hope will keep our owners informed. Six of the seven Committee members are full time residents and one is a rental owner, who is happy to assist with any rental issues. We are all passionate about Carmel by the Sea and are working to ensure that it stays the wonderful building we know it to be. We see our major role as being that of helping and guiding the Caretaker Manager and assisting all owners.

Deed of Extension—Caretaker & Letting

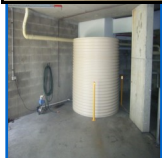
The Body Corporate is in the process of executing a Deed of Extension with Staymint Pty. Ltd., the current owner of the Caretaking and Letting Agreements for Carmel by the Sea. Staymint exercised their option to extend these agreements for a further 5 years. Execution of the extension means that Staymint will be our caretaker and "in house" letting agent until the extended agreement expires on 17th October 2012. The Body Corporate is legally committed to grant this extension.

Your Committee, working for you

- Chairman: Harry Rock
- Secretary: Roger Dearing
- Treasurer: Doug Snowdon
- John Dundas
- Wayne Robinson
- Gay Stevens

Water Tank

We have recently installed a water tank and pump in the visitors car park. The tank is now full. A cleaning kit and key is available from reception. We have applied for water tank subsidies.



Thankyou Peter

Peter Stone has recently resigned from the Committee due to offshore business commitments. We thank Peter for his significant contribution over the past 16 months. We now have a casual vacancy to fill. **If you want to join the Committee please contact us ASAP.**

Above Bonnet Storage

We are pleased to report that Carmel has adopted above car bonnet storage. These units cost approximately \$2,145 depending on volumes ordered. Details are on the basement notice board. An order form is available from reception or email us and we will forward one to you.



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FLOOD WARNING

Recent floods in some units on the 17th floor and above have given cause for a flood warning to be issued. Floods were caused by corrosion of the air conditioners' condensers resulting in failure. As these units are now 13 years old owners are advised to ensure they are correctly maintained, in particular condenser condition is checked and if necessary replaced before failure. If they do fail the water may spread throughout the unit as the floor in the air conditioning cupboard does not necessarily slope towards the drain. What's more it may also enter units below. Hose and header failure can have the same effect. Phoenix Airconditioning are used by the Body Corporate to service our air conditioner plant and are therefore familiar with the system. **Phone Tony Peel on 5597 7737.**

Committee Dates, 2008

18 February, 26th May, 18th August, 27th October. If you would like to address/observe a Committee Meeting please give GCBCS 24 hours notice.

AGM DATE

24th November—slot this date in your diary, be involved

Community Living and how to be a good citizen

Effective community living requires consideration and courtesy from all residents and their guests. Do you:

- Know that you need **approval before starting renovations**. This is necessary to preserve the integrity of the building and amenity for all.
- Consider the impact on others of noise from your unit and remain aware of the way **sound travels?**
- Observe the **no pets** by-law
- Return the **shopping trolley** for convenient use by others?
- Report any **suspicious behavior** in and around the building.
- **Wrap all rubbish** carefully before putting it in the garbage chute, and always place large items in the bins provided downstairs?
- Ensure that **no water escapes** to the levels below when you are washing your patio or watering your plants ?
- **Clean up** after using common property such as the BBQ area?

If this describes YOU - Well done!

GYM KEY

If your gym key does not work return it to reception for a free replacement

PROGRSS REPORT

Our building is now 13 years old and needs careful attention. Unfortunately we have had too many changes in Caretaker Managers. We have no control over this and it takes time for a new Caretaker to understand our requirements. The standard of cleaning is causing concern and we have approached Management on various occasions regarding improvement. Various maintenance issues are being addressed and closely monitored through our sub-committees but it is a slow process especially given the current demand for building tradesmen. Details are reported in our Committee minutes.

BIKE SHED

To make room for those who need bike storage the basement bike shed is being cleaned out at the end of March. If you have property other than a bike or surfboard or an unmarked item in the shed please mark or remove it ASAP. Our Caretaker can assist.

LIFTS

We are frustrated too

Advance Lifts service quality has fallen away but our recently applied pressure has seen them visiting more than their contract requires. Rescission of their contract would be too costly but will be tested if there is no further improvement.

