

## OWNER'S FUNCTION

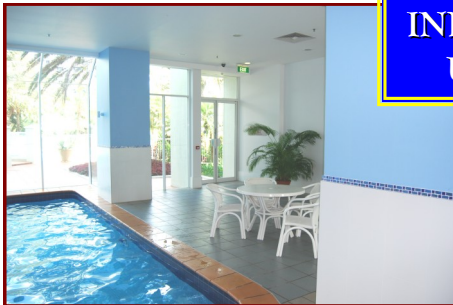
Fifty owners attended the welcome dinner for our new caretakers Greg & Janine.

The burgers were great and the wine flowed. We all enjoyed the company and getting to know our neighbours. Don't miss out on the next function.



Greg & Janine Elix (Centre)

Please make sure we have your email address so we can send you an invitation



## INDOOR POOL UPGRADE

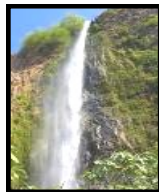
Indoor pool renovations were completed before the busy Christmas holidays and the area is now looking fresh and up to date.

## GYM RENOVATION

Our next project is to renovate the Gym but we are waiting for the outcome of our insurance claim for water damage. We plan to co-ordinate the colours to match the indoor pool

## GOOD NEIGHBOUR POLICY

*Please consider your neighbours under you by making sure no water from washing your balcony glass, moping floors, watering pot plants and from a leaking air conditioner falls on your neighbours*



**NO WATER PLEASE balcony.**

*Greg can advise on maintenance for your leaking air conditioner.*

## RENTAL OWNERS

To those concerned with the lack of profit in short term stays we wish to advise that you can request only longer term bookings to maximize your income opportunities. Simply put your request to Staymint in writing.



## NO STORAGE ON TOP OF YOUR ABOVE BONNET BOX

Our House Rules prohibit the storage of any items on top of your above bonnet box

PTO

## CHAIRMAN'S MESSAGE

I am pleased to report to owners that your Body Corporate Committee of 2008 was re-elected for 2009 at the AGM. A very special thank you is due to both our Secretary, Roger Dearing, and our Treasurer, Doug Snowdon for their commitment and hard work over the years. We are very fortunate to have committee members who work together so harmoniously in many different areas and have exceptional knowledge of the building. We look forward to another successful year.

Following the resounding defeat of the motion put to the AGM by Staymint to extend the Management Rights contract it has been decided that a Management Options Panel (MOP) be formed to look into management options that are in the best interests of all owners.

We invite owners who would like to join this panel to contact the Secretary by letter or email by the end of April. This panel will be formed at our next Committee meeting that is to be held on 11th May. *Gay Stevens*



## UNRULY BEHAVIOUR

Unfortunately the busy Christmas /New Year was an uncomfortable time for many residents and guests due to lack of supervision of children in the common areas and thoughtless behaviour by some using glass, alcohol and bad language in the pool areas. *You do not have to put up with bad behaviour, we encourage you to report any concerns to Caretaker, Greg.*

## BALCONY CEILINGS

Recent painting of rust spots shows that these areas are looking tired and dirty. The committee is arranging to have them professionally cleaned starting from the top and working down. You will be advised of a time so please arrange access to your unit.

## STORAGE ON COMMON PROPERTY

The Bike Shed and other storage rooms have finally been cleaned out and are now available on request for short term storage. Contact the Committee for permission to store items on common property. The Body Corporate takes no responsibility for damage to or theft of items stored on common property.

## CAR PARK FOR LEASE

There have been frequent requests for extra parking in the basement car park. A car space has become available for lease. Please contact Judy Jennings on 0417 754 914 if you are interested.



## WEBSITE

A reminder that the Committee has established a web site for the Body

Corporate of Carmel by the Sea to provide owners, renters and potential purchasers with building and body corporate information.

Private Body Corporate information such as minutes is contained within an Owners Only part of the site that requires a password to access. If you do not have a password email the Committee.

The domain name is [www.carmelbythesea.net.au](http://www.carmelbythesea.net.au)

The site is being constantly updated.

If you want to check out the House Rules, Renovation requirements, minutes, accounts etc refer to the website.



## LIFTS

We have all been seriously inconvenienced

by the performance of our lifts recently. We are pleased to advise that we have entered into a new contract on February 1<sup>st</sup> with Otis for to service and maintenance and they are working hard to make our lifts reliable.