



CLEAN AIR

Please help us make Carmel breathe freely. The ducting (toilets, bathrooms and laundries) in **all** units need cleaning but the contractors must have access to your unit so they can be cleaned during the contract time. This will **not** be successful (and waste \$20,000.00) unless **all** ducts are cleaned and if the contractor has to return it will incur extra costs. Please arrange for a key to be left at reception or with a neighbour. You will be notified of dates by email, letter or telephone.

GARDEN UPDATE

Our garden is starting to take shape. Unfortunately vandals removed new plants from the front garden and threw them across the road. Thanks to a few good Samaritans, they were retrieved and planted, so most were saved and the rest replaced.

A Welcome Addition - a Community Herb Garden has been planted in the back garden and we are hoping when grown the only pruning necessary will be you picking your favourite herb for dinner



Wayne (Committee) and David (owner) working on the herb garden



INDOOR POOL

Plans are underway to renovate the indoor pool area. The work schedule is the tiling of some walls, new tiles around the waterline of the pool, water overflow from Spa to Pool, repaint all walls and repairing grouting.

We are hoping to have this project finished before the summer holidays commence but we are at the mercy of the contractors

GYM AIR CONDITIONER

A new Air Conditioner has been fitted and we have fixed the leak from the steam room. The damaged carpet will be replaced and the walls painted.

A new waterproof roof for the barbecue area will be completed shortly so this will make our outdoor dining much more enjoyable during all weather conditions.

Once the roof is finished we would like to harvest the water in a new tank to top up the outdoor pool.

BBQ ROOF

WEB SITE



The Committee has decided to establish 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 will be contained within an Owners Only part of the site that will require a password to access. The domain name www.carmelbythesea.net.au has been registered. We expect the site will be up and running when you receive this newsletter. Check it out and give us some feedback.

Christmas Owners Function



All Owners are invited to attend a get-together to be held at the barbecue area on Sunday 23rd November at 5p.m. (Day before A.G.M.) Nibbles and a Sausage Sizzle will be provided. (b.y.o.drinks). The last owners function was a great success so put this date in your diary and join us all for a good time.

PTO

Carmel Courier

AGM date is
24th November

The Committee would appreciate your attendance - your feedback is important

Email You can communicate with your Body Corporate Committee through our 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.

PROGRESS REPORT

Front Fountain. Repaired lights, rejuvenated slate, granite, grouting and installed new float valve to conserve water.

Water Valves. installation is now complete. Please report any water hammer noise.

Sauna Heater replaced

Spa Heater replaced

New Carpet in the lift lobby and lifts

Security Camera installed over the intercom

Fire Sealing of electrical riser rooms on all levels

Shoe Cleaners installed in the basement and entry to help the cleaners keep our floors clean. Please point out where they are located to tradesmen who soil our property.

Outdoor Pool. Pump/Motor replaced, Heater repaired and the pool is heated and ready for the September school holidays.

SAVINGS

Electricity Accounts - Ambulance Rebate

Did you know that any resident who holds a QLD Seniors Card, is 65 or over and claims Carmel as the principle place of residence, is exempt from paying the ambulance levy (part of electricity account). If you want to claim ring GBCBS on 5526 4100

CHECK YOUR INSURANCE

Did you know that any improvements to your unit are not covered by the body corporate insurance. You need to advise the body corporate manager (GBCBS) of the improvements and have it noted on the policy. Any additional premium this incurs is the owner's responsibility.

The replacement value of our building has been increased to \$104,458,000 but Doug Snowdon's savvy premium negotiations has saved the body corporate \$8,000 *Well Done Doug!!*

STAYMINT CHANGES

New Faces are **Gareth & Shane**, new cleaners employed to clean

the common areas of Carmel (they do not clean rental properties which is still serviced by Minc Cleaning)

Geno is employed as a gardener for 12 hrs a week.

He replaced Michael who resigned.

Steve is the new maintenance man, taking over from Ray, who resigned.

Jacki & Megan are new to the office staff



We are looking forward to working with the new staff to help them achieve a cleaner and brighter Carmel and if you have any suggestions or complaints please address them to Katie or Donna who are employed by Staymint.

Alternatively please use the book provided on the reception desk or email the Committee: carmelbodycorporate@gmail.com

RENT YOUR CAR SPACE

Cark Parking is becoming an increasing problem for some residents. If you do not use your Cark Park and would like to rent it on a casual or permanent basis contact Reception on 5570 2799 or email the Committee.

Just a reminder that the Visitors' Cark Park is limited to casual parking only and that this is a tow away area so your unused cark park could help.