



The Committee wishes all owners a wonderful new year. We are all thinking of our flood impacted owners at this time.

Your Committee

Chairman: Gay Stevens
Secretary: Roger Dearing
Treasurer: Doug Snowdon
Wayne Robinson
John Tydeman
John Dundas
Barry Kave

Staymint Objects to Carmel Logo Trademark Application

The body corporate owns the trade mark "Carmel by the Sea" and recently applied to trademark the Carmel logo. Notice of opposition has been lodged by Staymint Pty. Ltd. Staymint is required to submit a copy of their supporting evidence by 2 March 2011.

Community Living – it's different

Living in or owning a strata title development is quite different to a stand alone home or investment property. First, all owners are governed by the **By-Laws** of the property and by **House Rules** which limit what can be done without seeking approval. These "rules" are designed to protect your investment and that of other owners, and to ensure a safe and enjoyable environment for all. For example if owners could, without restriction, install hard flooring in their apartment without the use of effective soundproofing, there could be significant potential noise problems for neighbours. The By-Laws have been established by the owners (not the committee) over time at General Meetings and our House Rules have been developed by your Body Corporate Committee over many years. Both are on the Carmel by the Sea web site in the Owners' Area. The House Rules are also on the notice board in the main car park.

Additionally, the Queensland government has laws for strata title or community titles schemes (the Body Corporate and Community Management Act and regulations). Queensland law requires that a **Committee** must be elected by the owners at each Annual General Meeting. The Committee consists of executive members (a Chairman, Secretary and Treasurer) and at Carmel we also have four ordinary members. The role of the committee is documented on our web site carmelbythesea.net.au

Peak Body Corporate Management is our administrator (**Body Corporate Manager**). Annual contract.

Caretaking and Letting contracts for Carmel by the Sea were drawn up by the developer over 15 years ago and were written to be as beneficial as possible to the potential purchaser. They have been sold four times, for ever-increasing millions of dollars. The current holder of these contracts is Staymint Pty. Ltd. Under owners instructions, your committee is currently rewriting these contracts and seeking tenders for these services that cost all owners (through levies, commissions and fees) a considerable amount of money each year. All members of committee believe new, fairer, more comprehensive contracts will benefit all owners and are the most viable commercial option. Current contracts expire in October 2012.

AGM

The scheduled date for our next AGM is the 14th March 2011 at 9.30am. The meeting will be held at Kurrawa Surf Life Saving Club, Broadbeach. We encourage all owners to attend. This AGM will address many important issues at Carmel by the Sea. Notice papers will be posted to all owners next month. Please read the AGM notice carefully and vote.



Australia Day Function

Catherine and Alan of apartment 5 invite all Carmel by the Sea owners to join them for an Australia Day celebration in the BBQ area and poolside on the 26th January from 5pm. BYO drinks, a plate and a thong for the thong throwing competition. Phone 5527 5934. The BBQ area will be open for use by all residents on the 26th.

PTO



TV Antenna Upgrade

The new high definition digital antenna system is now fully functional. If you experience any reception problem please contact the front desk.

Electricity Tariff - further explanation



The body corporate can only charge owners for electricity as per by-laws 23f. This by-law requires that the tariff be the same rate as "would be imposed from time to time by the relevant authority, if it were supplying electricity direct to each Occupier". The body corporate buys electricity at wholesale rates and then retails to owners at the rate they would pay if they purchased direct from the supplier. The margin generated is used to reduce our Administration Levy. Some time ago the committee Secretary negotiated a good deal with our current electricity wholesaler. This is benefiting each owner and reducing the cost of electricity for the common property thus helping us keep body corporate levies down. This deal is due to be re-negotiated in early 2011.

Although the committee cannot charge for electricity any other way than how we currently charge, without a by-law change, **all members of the Committee believe that the current approach is the most equitable for all owners.** This method is considered far more equitable than reducing the tariff charged to owners to the cost of buying electricity (that varies each month based on consumption and spikes in consumption) and then increasing the body corporate Administration Levy (that is based on apartment size and location) to cover the shortfall. This past year we have delayed lifting the tariff charged to all owners. Our solicitor sees no legal issue with the way Carmel has consistently charged for electricity over the past 15 years.



We recently purchased three new nylon covered trolleys (that will hopefully reduce the need to regularly repaint some apartment doors and door frames that are being damaged by trolleys.) Please return your trolley to the basement as soon as possible.



Your Committee is committed to delivering to owners a sustainable high quality building that is attractive to investors, residents and holiday home owners without compromising our high standards. Over the past year we have achieved significant savings in long term costs by:

- An increase in insurance cover at reduced cost
- Installation of low energy lighting (cost reduced by \$1,630)
- Installation of energy saving pool pump equipment
- Prepared BCCM Commissioner submissions for the level 18 foyer and the floor soundproofing issues, saving \$10,000
- Wayne Robinson (Committee) and David Stevens (resident) have saved us thousands for their work in the garden and replacing and re-grouting pool tiles

We have wisely spent money on protecting the Carmel by the Sea name through trademark protection – an important long term initiative as we know the Carmel by the Sea name is valuable in the market place. We have also put a lot of work and money into the preparation of new Caretaker and Letting Contracts that should achieve long term cost savings and less arguments with the caretaker about who is responsible for certain costs and give us more control over performance standards. We expect to recover these costs from the successful tenderer.



Queensland Floods

We have spoken to many owners over the last week whose home or business has been directly or indirectly impacted by the terrible floods in Queensland and in particular Brisbane. Wayne Robinson, our body corporate committee member who has the role of looking after building and garden maintenance, has spent several days in Brisbane helping his son whose home was affected. This is a time when we all pull together. Thankfully the rain has stopped.



This sausage sizzle was enjoyed by all. Some owners came from Brisbane and the Sunshine Coast for the first time.

Christmas Owners Function

Important

Maintenance of the non accessible windows of your apartment is the responsibility of the Body Corporate.

If these windows are faulty it then becomes a safety issue for you and for the public below.

Please contact the office immediately if you have a broken window or faulty catch and register your request details and date in the maintenance book that is at the front desk.

This is very important.



Please email us your suggestions.