

RW December 2020 Newsletter



REGATTA WHARF

Temporary Closure of RW Pool

Residents have already been notified that the RW pool is closed from Thursday 3 December to sometime between 11-14 December. This is an unfortunate but necessary step in order to review the deteriorating condition of the pool. The Strata Committee considered that it was preferable to have the investigative work completed before the holiday period so that the information obtained could be used to plan for remediation works, if required, in the winter months. During this period, residents may use the Glasshouse pool – please note rules below.

Glasshouse pool

The Glasshouse pool and gym are open every day 5am -11pm. Bookings must be made with the RSM (Mon-Fri 85659400) or Security (85659494). You will need to report to security with identification, where you will be required to scan a QR code or sign in. **Please note that your RW fob will not enable access to the Glasshouse.** A specific swipe will be issued in exchange for ID or a building/apartment key. This must be returned at the end of the hour. Access is limited to 50min per day from 5 minutes after the hour.

Please refer to Jacksons Landing website for full details – www.jacksonslanding.net.au

Amended RW Pool use

The current rules limiting use of the pool and gym to two persons each remains, except that it is now possible for a family group to use the pool, with one or two adults now taking children (school age or under) from their household, provided that someone else is not already using the pool at that time. With the approaching school holidays, we note that this is likely to include residents with their grandchildren.

It is important that pool and gym users continue to observe the changeover on the hour. Failure to do this inconveniences other residents who plan their arrival accordingly. Please ensure that you vacate the pool or gym 5 minutes before the hour.

Regatta Wharf Sustainability Sub- Committee

An audit of Regatta Wharf's energy use and efficiency was completed by Energy Smart Strata in April, 2020. The audit made specific recommendations that could improve energy use and costs. Some recommendations have already been implemented. Other recommendations (e.g. Solar panel installation) require further investigation and assessment of financial and logistical implications.

Leading up to the last AGM a number of owners expressed interest in working with the Strata Committee to improve RW's sustainable approach to energy use.

At the November strata committee meeting it was determined that a sub-committee be established to consider the energy audit results and to consider RW's approach to energy and waste management in general. The **Regatta Wharf Sustainability Committee** will make recommendations to the Strata committee for improvements.

If any owners or residents have expertise in these fields or are interested in participating in the sub-committee could they please send their details to the SC by emailing info@acumenstrata.com.au

Bike Room

Thanks to all bike owners who have supported the implementation of the bike registration scheme this year. We now have an efficiently operating bike room and the ability to respond to issues quickly and communicate with individual bike owners. A number of bikes, mostly old and non-functioning are now being donated to various charities and groups – mainly for parts.

As we move forward only owners who have bikes registered will have fob access to the bike room. Any communications or queries about the bike room should be sent to Jozef- regattawharf@proactfm.com.au

Garden report

Our new herb garden is up and running. At present, we are in a trial period where we are trying to determine the various requirements for sun and water for different plants. As yet most plants are not robust enough for harvesting.

In fact we could do with some additional contributions if any residents have reasonably advanced parsley, basil or coriander to spare. Other suggestions would be welcome. **Contact Dale on 0434 705 413**

Lifts

Tender submissions have been received from the four major lift companies – Kone, Schindler, Thyssen and Otis. The proposals are currently being evaluated by our lift consultant Mike Nelson, Elecon Pty Ltd and details for the preferred tenderer will be presented firstly to the SC and then to owners at a special meeting (see details below) for approval. Work is anticipated to start in approximately Sept 2021.

Chairman's report

A report in relation to the tender for the refurbishment of our lifts will be received shortly. The Strata Committee currently anticipates that a general meeting of Owners will be called for **Thursday 21 January 2021** to consider a proposal to accept the lift consultant's recommendations.

It is also anticipated that at such a meeting, resolutions relating to the renewal of our Building Management contract with Proactfm and a by-law restricting short term letting, within the parameters of current legislation, will also be put to the meeting. Full details of these proposals will be set out in a Notice of Meeting which is contemplated will be despatched to Owners on or about 21 December 2020.

The Strata Committee would like to offer its thanks to the Proactfm team and in particular, Jozef Seremet, our Building Manager for all their work during the year especially with respect to managing the COVID restrictions at Regatta Wharf. The transition to a new style of on-site Building Manager has been a great success.

In addition, we would also like to thank Helen Wells and Madi Stambolis at Acumen Strata for their help during the year.

The Strata Committee extends its best wishes to all Owners and Residents for the Christmas/New Year period.