

VIRTUOSO NEWS

Chair's message

June and July will see most residents celebrating the end of their first year in their new home. It has been an eventful, often stressful, year with many frustrations which I hope are now behind us and we can begin to enjoy the benefits of living in a building which is rapidly approaching the quality of its beautiful riverside location.

Further progress has been made in June towards the rectification of defects in Units and in the Common Areas. The coming weeks should see some major work being undertaken on the Eastern facade and on the Basement floor. Handrails will be installed on the ramp and stairs to the Pool Deck and the Pool Entrance will be relocated to enable wheelchair access to the Gym.

The necessary changes have, at last, been made to the Firestair door locks and residents should soon receive keys which will enable access to the fire doors on the ground floor, their lobby and the basement.

In the coming months the Committee will turn its attention to investigating whether Virtuoso could gain benefit from a solar panel installation and a different electricity supplier.

Finally I would like to thank you for the confidence you have placed in the Committee you elected last year and have recently re-endorsed. Members of the Committee have a wide range of skills and experience and we have been able to use that expertise to good effect over the past year. I would like to add my personal appreciation for their hard work and support.

Body Corporate Committee meeting

A formal Body Corporate Committee meeting was held on 16 June, with all members participating and one observer present via Zoom. Formal minutes will be distributed shortly by Civium.

Key issues discussed included approval of the accounts for the last financial year and consideration of the draft budget for the current financial year, consideration of motions for the AGM, review of the freshly drafted By-Laws, receiving an update on common area defects, approving a fire evacuation and training plan.

A number of essential and unavoidable expenses had not been included in the original budget which was formulated almost 5 years ago, in 2015, as a result of which a levy increase will be recommended at the AGM, to work towards bringing the budget into balance in four years' time. As indicated elsewhere details of the AGM will be circulated by Civium in advance of the meeting, in accordance with formal requirements.

By-laws – redraft is on its way

After consultation with Lot Owners and a review of the feedback, the Committee revised its approach to updating the By-Laws. It decided to go back to basics and has redrafted the By-Laws based on the BCCM Act Schedule 4, plus the CMS and other issues unique to Virtuoso. The draft has been reviewed by our legal adviser and his recommendations have been incorporated.

The latest draft will be placed on our website - <https://virtuoso-on-the-river.mobirisesite.com/> - to give Owners an opportunity to provide the Committee with feedback prior to the consideration of the draft at the AGM in July.

Let's go digital...

Significant savings can be made to our budget if owners are willing to receive all formal communications from Civium and the Body Corporate Committee via email rather than by post as is currently the case. The Committee will shortly be consulting owners on this issue. Please advise Civium (details below) if you are willing to go digital! You will need to ensure that Civium has your correct email details.

IMPORTANT – more fire wardens required

More volunteers are needed to take on responsibilities of Fire Wardens. The role requires some commitment, and formal training which will be arranged by the Committee. Contact the Committee (details below) if you are willing to help in this critical role. We have three Level 7 volunteers - for Towers 11/10 and 6/7 and 1/2. Offers from other residents on Level 7 are particularly encouraged.

Last chance to have your pet registered!

The Body Corporate and Community Management Act requires that all pets living in Virtuoso be registered.

Please comply with this legal requirement and make sure your pet is registered. No applications have yet been refused. A pet application form can be obtained from Rhys at Stockwell Living.

Car parking

Lot owners must restrict their parking to their allocated car parking spaces. **The Development Approval clearly states that visitor parking is to "Be used by bona fide visitors to the premises only". Residents therefore are not permitted to park in the designated visitor spaces**

A sense of community at Virtuoso

A good sense of neighbourliness and community has developed at Virtuoso in the short time that we've known each other. If you have constructive ideas for ways this can be enhanced, eg book group, 'swap it' book borrow/exchange, or something different – let the Committee know (details below).

We already have a couple of fitness groups operating, as well as the herb garden GrowGetters group, monthly Happy Hour by the pool (COVID permitting). If you'd like to start up an interest group – outside of the formal Body Corporate umbrella – to get to know more fellow residents, just let us know.

After Hours Emergency Contacts

Stockwell Living recommends the following emergency contacts:

Lock out help:	First Response	0432 999 243
Plumbing:	Greenstar Plumbing	0488 502 080
Electrical:	SES	0415 344 455

Contact details:

Body Corporate Committee: virtuoso-bcc@googlegroups.com
 Virtuoso Website: <https://virtuoso-on-the-river.mobirisesite.com/>
 Civium Portal: my.civiumstrata.com.au
 Stockwell Living (Rhys): Rhys.Gordon@stockwells.com

