

# VIRTUOSO NEWS

## Chair's Message

The Body Corporate AGM held on 28 July 2020 attracted welcome interest from the great majority of owners and residents. We had 51 attendees with 39 voting members for most of the meeting. The Committee warmly welcomes this active interest in the affairs of the Body Corporate. The AGM considered a range of issues including:

- the Financial Statements for 2019-20 received a clean audit and were adopted. The Body Corporate ended the year with a substantial cash surplus which will contribute to the smoothing out of budgets in the coming years;
- the budgets and associated levies for the Administrative and Sinking Funds for 2020-21 were determined. The committee had recommended relatively large increases in the annual levies compared with those for 2019-20 which had been based on the Estimated Budget prepared by Stockwell in 2015. The Committee is aiming to achieve a balanced budget within the next three years;
- a new CMS was adopted, including a revised and simplified set of by-laws, which it is believed are more appropriate for Virtuoso. The Committee has undertaken to continue its consultative approach to our by-laws and is open to considering suggestions from owners for further amendment. Owners will be advised when the new CMS is registered.

The Body Corporate has been advised that approval for additional screens on rear balconies will shortly be received from the Brisbane City Council. Lou Kamenos has agreed to co-ordinate orders from Owners and will be conducting a tender process to obtain the best price for purchase and installation. Work is progressing well on rectification of defects in the common areas and in individual units. While much of this is not clearly visible, you may have noticed handrails have been installed on the pool access steps and ramp. Significant remedial work has also been undertaken on the eastern facade and in the fire stairwells. Stockwell is keeping the committee well informed as to progress and has recently shared the budget for outstanding defects with us. There are very few areas of disagreement on the common areas defects but we are in active discussion on the most appropriate treatment of the basement floor and may need to consult owners on this issue.

## Car park safety – children/speed

The car park is an extremely unsafe place for children. There have been several recent reports from drivers of near misses with children. Residents are asked to ensure that children are not left unsupervised, and are not allowed to play, ride bikes, skateboards etc in the carpark.

In addition, drivers are asked to ensure speed in the carpark is kept to a minimum

Suggestions for installation of a mirror at the car park entrance to assist visibility at that point are being investigated.

## Security

Residents are asked to advise the Body Corporate of any security issues. In particular please ensure that all fire doors, especially to the basement car park, are kept shut at all times.

If any security doors or gates are not meeting requirements they should be reported to the Body Corporate, for example, Stockwell has recently been asked to fix the security gates at the Ferry Road garden entrance and behind the gym, both of which fail to lock securely.

## Keys to the fire stairs

Stockwell Living will soon begin issuing keys so that residents can access their units via the fire stairs if the lifts are not working. The keys will enable access to the ground floor lobby fire doors and the door to their particular floor.

Whilst day to day use may be convenient, fire stairs are intended only to be used for emergencies.

By way of background, the building code provides two options for balustrade to stairs.

- Option 1 allows for stairs intended for emergency use. Consistent with the building code, the fire stairs in Virtuoso are constructed using a simple balustrade.
- Option 2 requires a more substantial balustrade if the stair is intended for frequent use.
- **The fire stairs in Virtuoso are intended for emergency use only.**

Use of the fire stairs for other than emergencies is discouraged and is at your own risk.

## Gardens

The gardening contract has recently been renewed for the coming year, with some additional work being undertaken to:

- replenish and re-establish the herb garden;
- top up mulch;
- conduct regular audits of the irrigation system;
- tidy up the front entrance garden;
- replace plants that have died; and
- establish climbing plants along the entrance walkway fence to obscure views of the adjacent carpark, bins area, etc.

## Digital communication – let's do it!

We've had good feedback in relation to moving formal communications from paper to digital. Please advise Civium (details below) if you are willing to go electronic!

You will need to ensure that Civium has your correct email details.

## Virtuoso Book Club

Thanks to everyone who has expressed interest in joining the Virtuoso Book Club, and particularly Michael Powell who has agreed to co-ordinate it. The numbers will be limited to 10 to maintain a manageable level. However, if other people would like to be part of the book culture at Virtuoso another club can be formed, perhaps with a different focus, timing, etc, as determined by those participating. Contact the VBCC email address if you are interested in being part of a new book club.

## Monthly Residents Happy Hour is Back

Last **Thursday of the month 5-6.30pm**. Look out for Jan Dean's post in the Virtuoso Facebook page re updates on venue etc.

### Contact details:

Virtuoso Body Corporate Committee: [virtuoso-bcc@googlegroups.com](mailto:virtuoso-bcc@googlegroups.com)

Virtuoso Website: <https://virtuoso-on-the-river.mobirisesite.com/>

Civium Portal: [my.civiumstrata.com.au](https://my.civiumstrata.com.au)

Stockwell Living (Rhys): [Rhys.Gordon@stockwells.com](mailto:Rhys.Gordon@stockwells.com)