

VIRTUOSO NEWS

Chairman's Message

Your Committee is working very well and has been in constant communication. Along with one or more members I have fortnightly meetings with Stockwell representatives. We have covered a wide range of topics including security, common area defects, key access to firestairs, care of the front lawns, documentation, a/c unit location. We have also commissioned external reports in relation to insurance valuation, workplace health and safety, and the sinking fund.

Residents' health and safety is of paramount importance and we have summarised below some of the action we have taken to deal with COVID-19 fallout.

We have compiled a consolidated list of common area defects and are seeking an up to date report from RGD of remediation completed. We have also agreed to engage lawyers to prepare for more formal action to ensure that Stockwell and RGD fulfill their obligations to remediate all common area defects within the warranty period.

We will be reviewing service contracts prior to renewal to ensure that we are receiving value for money. We will also be exploring whether there is a more cost-effective solution to our current embedded electricity supplier.

We have an ambitious agenda. However, thankfully the Committee has a wide range of skills and experience which are willingly and unselfishly being used for the benefit of all residents.

I would like to thank them and all of our community for the support and trust that has been extended to the Committee.

COVID-19 – Virtuoso response

Residents are expected to follow Health Department advice in relation to COVID-19. Full details can be found at www.health.gov.au.

The Committee has arranged for daily cleaning of lift interiors, the lobby and front doors.

Residents are asked to observe the following:

The lifts:

- do not enter the lift if it is already occupied – wait just a couple of minutes for its return to you.
- Do not cough or sneeze in the lift. If this is unavoidable ensure your face is properly covered and the tissue disposed of in a hygienic way.

The gym: If using the gym please observe good hygiene practice.

- do not use the gym if you are unwell
- clean your hands before using equipment
- ensure that equipment is wiped down after use
- ensure that coughs and sneezes are covered and tissues disposed of hygienically.

If you are self-isolating – let a Committee member know so that we can support you (Committee email contact details below)

Fire Safety – volunteer fire wardens

The Committee is in the process of addressing our responsibilities regarding fire safety at Virtuoso. To this end volunteers are sought to take on responsibilities of Fire Wardens. One fire warden per tower lift would be ideal. The role will require commitment, and formal training which will be arranged by the Committee.

Virtuoso Bylaws

The Bylaws have been reviewed. A revised version will be sent to Lot Owners very soon, with the request for feedback which will then be reviewed by the Committee, to enable a revised version of the Bylaws to be put to the **July AGM** for adoption. This is a fundamentally important document to our life at Virtuoso. Please take the time to read this document and provide feedback, so that it reflects the expectations of Lot Owners.

Security

The Chair has been pressing RGD and Stockwell to resolve the outstanding security issues and in particular the unsatisfactory state of the garage gate. RGD has had independent advice that the gate motor is not strong enough and has ordered a replacement. Unfortunately this cannot be installed until next week. In the meantime RDG is paying for a nighttime security presence. All residents are urged to ensure their vehicles are securely locked and do not contain either keys or valuables. Please report any security concerns to Stockwell Living in the first instance.

If you access the wrong lift – what to do?

If you happen to enter the wrong lift from the basement car park, simply go to the ground floor. All lifts currently are required to stop at the ground floor, from which you can then access the appropriate tower lift.

Mailboxes – 'No Junk Mail'

If you would like a 'No Junk Mail' sticker on your mailbox please contact Alison Brown at the Body Corporate (details below); she will arrange for one to be applied to your box. Stickers will only be applied to those who request it. Please do not use alternative stickers.

Communications – Virtuoso website

BCC Secretary Arthur has established a Virtuoso website: <https://virtuoso-on-the-river.mobirisesite.com/> – thanks Arthur!

Happy Hour - and other social gatherings

While the threat of COVID-19 remains the Committee is discouraging social gatherings. Jan Deans, who has been organising the monthly Happy Hour, has taken the lead in cancelling the next event scheduled for 26 March.

Contact details:

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

