



GREYFRIARS PTY LTD
(ACN - 007 272 931)

GREYFRIARS NEWS DECEMBER 2022

AGM 2022

The Greyfriars AGM was held on August 17 2022. The AGM provides an opportunity to review the year's work by the board and Greyfriars community, and to plan for future priorities. Items to note from the AGM include:

- Current board members are Paul Vadasz, Elizabeth Reale, Patrick Mader and Alana Lucas. UPDATE: Patrick Mader has resigned from the board as of November 2022.
- Laundry upgrade – phase one has been completed, which included plastering and painting the laundry, and installation of cashless machines. The board will monitor usage to determine whether there are sufficient machines, and look at options for cabinetry.
- Windows project – a quote for the repair and painting of windows was received. The board is looking to obtain further quotes and once received, the work will be prioritised, starting with the windows that need the most attention first.
- An Occupational Health & Safety review is to be undertaken with a focus on ensuring adequate lighting and safe walking paths
- Quarterly shareholder contributions increased by 4.29% to cover rising costs and future projects
- Valuation of Greyfriars to be undertaken
- A conversion to strata title feasibility study is to be explored
- Drainage problem on west side driveway to be rectified
- Eastern side garden work to be progressed

DRIVEWAY HAZARD

In response to a resident's request, Greyfriars approached Glen Eira Council about cars parked right up to the driveways on Balaclava Rd, obstructing the view of oncoming traffic for drivers exiting the property. Council responded by repositioning the parking bay lines 20cm further away on each side of all three driveways. We will see how it goes and if residents still think it's unsafe we can approach Council again.

PLUMBING WORKS

Tapfix has diagnosed problems with the storm water drains in three locations on the property. The pipes are old with tree roots growing through them, and need replacing. Locations are the triangle area, the eastern side along flats 2-8 and a small area at the front western side. Works will commence in January, and we will advise the dates when confirmed. There will be some disruption for residents on the eastern side, and also delay to the planting planned for the eastern carpark garden.

LAUNDRY ROOM

Phase one of the laundry upgrade is complete, and laundry use is being monitored to see if there are enough machines and if other improvements are needed. Improvements may include relocating the trough, and adding cabinetry and signage. Rubber mats have been laid to prevent slips, and sensor lights installed to reduce electricity costs from lights being left on, and improve safety for residents entering the laundry at night.

GARDEN UPDATE

The eastern carpark garden is progressing. Feedback from residents included having some grass, places to sit, shade in summer and light in winter, some planting suggestions, options to plant own plants, and a cottage garden style. The most consistent feedback has been a preference for native plants. Bruce the gardener has provided a shortlist of natives that are hardy, flower at different times of the year and attract both nectar and seed eating native birds, and are suitable to the site.

Bruce has planted grass in the two middle sections, and when it has established more plants and trees can be added, creating the effect of 'garden rooms' and better separation from the carpark. The borders between each section will be defined by native grasses.

Plant choices include:

Grevillea Winpara Gold – a beautiful fast growing screening shrub with a profusion of yellow and pink flowers appearing from mid-winter thru late spring.

Adenanthos Sericeus: Albany woolly bush. Medium sized shrub to about 6 to 8ft, with grey green foliage and tubular orange flowers throughout the year.

Leptospermum Obovatum: Starry Night. In the tea tree family. A graceful pendulous shrub with purple foliage and large showy white star shaped flowers in spring and summer.

Grevillea Rosmarinifolia: Scarlet Sprite Grevillea. Dark green narrow prickly foliage with a profusion of dainty red flowers in winter and spring.

Three feature natives: Eucalyptus pulverulenta is a small eucalypt feature tree - one for each garden bed; Smoke bush shrub; Pygmy eucalypt.

For the shady section closest to the entrance, proposed plants are Azalea, Camellia, Hydrangeas and Rhododendrons.

IS IT YOUR BIKE?

A bike register audit has been completed and some bikes are being stored in spots that are allocated to others. To be allocated a bike spot or added to the waitlist, please fill in the application form on the Greyfriars website at <http://www.greyfriars.com.au> and sent it to the body corporate manager Clint Johnson at clint.johnson@strataocm.com.au. Bikes stored in the bike room without approval will be removed. To assist with the proper use of the bike room, signage will soon be placed in the area. There is currently a waitlist.

BOARD of DIRECTORS

Directors who have resigned from the board this year include Carl, Pam, and longstanding members Tullia and Patrick. Each board member has contributed their time, expertise and community spirit, and we thank them.

We also want to thank our board administrator Rosie for streamlining processes, creating order and making being on the board so much easier.

Greyfriars can't run without an effective board. It is now down to three members - Paul, Alana and Elizabeth. We need more shareholders to join and contribute to keeping Greyfriars running smoothly and to making improvements. If this sounds like something you'd be interested in, please contact body corporate manager Clint Johnson at clint.johnson@strataocm.com.au. Shareholders thinking of joining the board are welcome to discuss the role with current board members.

COMMUNICATING WITH RESIDENTS AND SHAREHOLDERS

The board communicates news to residents and shareholders via email, the website, printed notices and WhatsApp. We want to trial more use of WhatsApp, with a single Greyfriars account to easily share:

- Scheduled works impacting residents
- Newsletters and events such as working bees and end of year gathering
- Disruptions to the electricity, water or gas supplies, or major building issues.

Greyfriars admin officer Rosie will maintain the group, if you want to join please email your first and surname, flat number and phone number to boardadmin@greyfriars.com.au. WhatsApp won't be a forum for complaints or general enquiries.

The website at <http://www.greyfriars.com.au> has key documents such as the Greyfriars Rules, renovation and associated policies, bike space, car space and pet application forms and information on buying, selling and leasing.

WINDOWS PROJECT

This year we received quotes for an extensive project to repair and restore the steel framed windows, and to do double glazing for shareholders who want it. The quote was large and it was clear to the board that it would be unfeasible financially to carry out all the works as a single project.

Instead, the board will break it down into smaller projects, commencing with the most urgent work. The windows most exposed to the elements and in need of repair are those on the western side of the building. The second and third priority areas will be the southern or eastern side pending assessment, and fourth the louvers.

Shareholders who want double glazing can still do that, with costs to be borne by individual shareholders. The board will revisit this project in the first quarter of 2023.

SELLING and LEASING

The Greyfriars Rules do not allow for real estate signs to be placed on the grounds or at the front of the property. Shareholders who sell or lease their flat, please let your real estate agent know that signage is not allowed. Shareholders will be charged for the cost of removal.

It is also shareholders' responsibility to ensure that new tenants and buyers are aware that they need to have read and signed the Greyfriars Rules, which should then be submitted to body corporate manager Clint Johnson. Greyfriars directors will provide new tenants and buyers with an orientation covering the rules, grounds and facilities.

BINS

Council is now emptying the rubbish and compost bins weekly on Wednesdays. The bin areas are common areas and we can all help to keep them tidy. If you need a hard rubbish collection, please book one with Council.