

MINUTES OF MEETING OF THE EXECUTIVE COMMITTEE
OF PROPRIETORS STRATA PLAN 461 (THE POINT)
HELD ON THURSDAY, MARCH 31, 2022 AT 6:05 PM
via ZOOM

All Members in Attendance

Mr Lewars was nominated as Chairman

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1. MINUTES OF THE LAST MEETING - FEBRUARY 24, 2022

The minutes of meeting held on February 24, 2022, . It was agreed that under Any Other Business no animals will be allowed on property for a limited time since the resolution was passed that no animals should be allowed on property.

2. STRATA MANAGER'S REPORT

The Strata office continues to pay off enormus debts.

On July 1, 2021 PSP 461 owed 14 creditors \$14,508,066.00. To date PSP 461 owes 2 creditors a total of \$2,957,443.75. All utility bills, insurance and statutory returns are up to date. No loan, cess or maintenance fee increase.

Work on the laundry room started on March 14, 2022, and the Strata Office is awaiting quotations for equipment.

The concrete walkway bordering the boundary of the demolished dining area was completed on March 4, 2022. The cost of demolishing the illegally constructed dining area on common property is \$1,117,446.00. PSP 461 received contributions totaling \$423,490.00 from 2 proprietors. The cost to PSP 461 is \$693,956.00. This expenditure was not in the budget.

Repairs continue on roofs not included and repaired on the Cess Project.

Gardens around apartment buildings are being established. Woodwork is being done in-house at Portmore to reduce the cost of employing contractors. PSP 461 requires additional tools to establish a workshop.

3. FINANCE COMMITTEE AND GOVERNANCE PAPER

The collections of the Strata are going very well and a lot of delinquent owners are paying their arrears especially since the Commission of Strata Corporations wrote to them informing them of an auction sale if the arrears are not paid up.

Mr Henry and Mr Lance Wiltshire did an excellent job preparing the documents to submit to Strata Corporation

4. PROPERTY COMMITTEE

The cost of signs were approved by the Executive Committee. The cost of cameras and installation will be reviewed by the property committee and a report presented at the next Executive Committee Meeting.

The repair of the sea wall was discussed and it was agreed that one cess will be required to pay professional fees to the engineering consultant and a second cess will be required to pay for the materials and labour.

The Executive Committee agreed that proprietors who wish to build new patios and walkways on common property must first receive confirmation from the Strata Office that the plans and specifications conform with all the terms and conditions for approval before commencing construction.