

VIRTUOSO NEWS

Body Corporate Meetings – mark your diary!

- **Next formal VBCC meeting – 4 June 2026**, 4.30 pm at Souths Leagues Club. While the Regulations require that no-one but the Committee can speak at meetings unless invited, it has been the practice at Virtuoso for the Chair, after closing the meeting, to open the floor for discussion. This is to enable owners present to seek clarification, raise questions or concerns. All owners are encouraged to take the opportunity to attend Body Corporate meetings and have their say.
- **Annual General Meeting – 29 July, 4.30 pm** at Souths Leagues Club. Mark this important date in your diary now.

Northside Rectification Project

Work on this project has been completed with a quality outcome. An unexpected advantage of the project was discovery of previously unknown electrical connections to the rear gates. This has enabled installation of fob access for both exit and return to the complex at that point.

The committee remains grateful to all owners for their patience and support while this important project was carried out.

Potential Eastern Walkway Project

Problems with waterproofing and drainage encountered in the northern rectification project raised Committee concerns that similar problems may exist along the eastern walkway and planter boxes. This matter was discussed at length at the Q & A meeting on 11 February, details of which were recorded and circulated to all owners.

Since then, the VBCC has been actively seeking a consultant to undertake an independent investigation into the area to determine whether work to repair the walkway is necessary and, if so, the extent of work, options available, etc. This has proved challenging, but once a consultant has been engaged and report received owners will be advised.

Security

- **Ferry Road and rear gates:** Please ensure all the gates are properly closed after use. Shut them firmly, but do not slam them.
- **FOBS and keys:** If you lose your FOB or key please advise the Caretaker as soon as possible so that the security access for the lost FOB can be cancelled. He can then arrange a replacement.
- **Be alert** for suspicious activity, especially people slipping into the carpark or entry doors behind you.
- **The automatic glass doors** to all foyers, the gym and Ferry Road entrance are sensitive to mistreatment and if damaged, will incur cost and, importantly, may cause a security risk. Please take care not to push or pull the doors as they will be damaged. Simply push the green button to exit – or use your fob to enter.

Communications/information

- **Communication with Committee:** The VBCC has a generic email address to facilitate owners' direct communication with the Committee. Regularly monitored, it is the preferred way to express your views, obtain answers to questions etc. Owners are encouraged to use it: virtuoso-bcc@googlegroups.com
- **Civium Portal:** Our Strata Manager, Civium, provides a portal (my.civiumstrata.com.au) to enable each owner to have secure access to their personal information, such as the status of levy payments. It also provides access to other important Body Corporate related information and documents including the By-Laws. The noticeboard on the 'front page' of the portal will soon provide easy access to a range of these key documents.

Defibrillator

A defibrillator is located on the wall between the manager's office and the gym. It is designed for use by 'anyone'; no experience is required. **However, first action in the event of a cardiac arrest must always be to dial 000.**

Activation: The device is activated by removing it from cabinet, and lifting its top cover using a white catch at the bottom. From that point forward the device will *talk* the user through the process for recovery. There is also a separate 'picture' guide to operation, including preferred positioning of the patient.

After use – action: Return the defibrillator ASAP to the Building Caretaker so that it can be made ready for the next emergency – 0437 275 721.

Containers for Change

Since March 2023 Virtuoso has collected 57,338 containers. At 10c per container, this totals \$5733.80 – a great effort!

We are predominantly glass recyclers, with glass making up 49% of our total containers. Aluminium equates to 32%; PET plastic is 18% (clear plastic 15% and coloured plastic 3%). The other 1% is made up of HDPE (High Density Polyethylene) and Liquid Paper Board.

The funds earned from the Containers for Change program have been put toward the purchase and maintenance of the defibrillator. Consideration is being given to future application of funds.

Please remember to put only indicated items in the recycling bins.

Pool Heating

The pool heating has been turned on for the cooler months. It will remain on until October.

NO SMOKING ON BALCONIES

Please note: Smoking is **NOT PERMITTED** on balconies or in common areas.

Contact details:

Virtuoso Body Corporate Committee: virtuoso-bcc@googlegroups.com

Civium Portal: my.civiumstrata.com.au

Stockwell Living: virtuoso@stockwell.com.au