
MINUTES OF THE MEETING OF THE EXECUTIVE COMMITTEE OF THE OWNERS CORPORATION, STRATA PLAN 47991, 41 Rocklands Road, Wollstonecraft held on WEDNESDAY 22 OCTOBER, 2003 at 6:15 p.m. in the offices of Bright & Duggan Pty Ltd, 37-43 Alexander Street, Crows Nest.

- PRESENT:** T. Moon R. Joy
R. Flannery C. Murray
E. Nicholls P. Dickeson
D. Glanville-Williams (from 6:40pm motion 8).
- APOLOGIES:** B. Burke I. Muncaster
- IN ATTENDANCE:** M Wee (98)
J A Wall (132)
I Wilson (162)
P Hurdis (130)
J De Toit (140)
R S McCulloch (Bright & Duggan Pty Ltd)
- CHAIRMAN:** T. Moon chaired the meeting and started proceedings at 6:15pm.
- MOTION 1:** *Minutes* **Resolved** that the minutes of the previous *Executive Committee Meeting* held *4th and 25th September, 2003* be approved.
- Amendment to minutes 25 September, 2003
Minutes reading as date 25 July, 2003 should be 25 September, 2003
- MOTION 2:** *Finance* The Financial Statements for the period 1 November, 2002 to 30 September, 2003 received.
- MOTION 3:** *Annual Fire Certification* **Resolved** that copy of notice to notice board be organised by Bright & Duggan.
- MOTION 4:** *Lifts* Noted that Hazard and Risk Assessment causing some delay for safe to operate certification due to need for Otis Elevators to be present for Hazard and Risk Assessment. Inspection by consultant expected next week.
- MOTION 5:** *Flooring Unit 100* Resolved that approval for this flooring be granted subject to Major Works Committee review that flooring is of a suitable standard. Bright & Duggan to respond accordingly.
- MOTION 6:** *Small Dog Unit 57* **Resolved** that a small dog unit 57 for prospective tenant be approved.
- MOTION 7:** *EGM 11/11/03* **Resolved** to call and Extra-Ordinary General Meeting scheduled for 11 November 2003 as per resolution at Motion 8 below on balcony railings defect works.
- MOTION 8:** *Motion EGM* **Resolved** draft motion 5 to be put to a General Meeting as follows:
That the Owners – Strata Plan No. 47991 RESOLVE to raise a special levy of \$514,000 to rectify the balcony railings and to engage JJ Newlin-Mazaraki Architects Pty Ltd as project manager for the works, such levy to be used in conjunction with the special levy raised 24 February, 2003. The levy to be payable over x instalments due and

payable as follows:

Insert date	\$Insert amount
Insert date	\$Insert amount
Insert date	\$Insert amount

Dates of special levy and amounts raised to be advised by the Major Works Committee.

MOTION 9:
Reports Sub Committees

- a) **Major Works Committee**
Balcony Railings: Expect most works completed before Christmas.
Painting: Front door painting progressing.
Pool Area: Expected as next scheduled painting works.
Pergolas: 1st batch of works begins 23 October, 2003.
Solicitors: Legal advice being sought in relation to balcony railings and other defects with regards legal action against developer.
Summary Railings work has been the main focus recently. Some major works have been put on hold as a result.
- b) **Accounts Financial Planning and Contracts Committee**
Contracts: All contracts under review to include Fire Control. Plumbing review tabled with base rates and assessment of pumps works.
Resolved: Ezco and Bright & Duggan now to use Admiral Plumbing as the Pacific Park (SP 47991) preferred plumbing contractor subject to provision of current statutory insurance and licensing details being forwarded to Bright & Duggan.
- c) **Grounds, Gardens, General Maintenance, Pool, Gym and Caretaker Liaison Committee**
Caretakers: George Wajda (Ezco) on site attendance of concern. Consideration to be given to provision of roster/timetable. Tony Moon and Ed Nichols to discuss with George Wajda.
- d) **Parking Committee**
Redraft of Parking Notice 1 considered following tabling of proposed new letter changing Paragraph 3.
Resolved to remove paragraph 3 from parking notice 1.

- CORRESPONDENCE:**
- a) Occupation changes tabled by Tony Moon for lots 11, 140 & 152. Bright & Duggan to instigate.
 - b) Lot 6: Garage modifications tabled. No resolution.

GENERAL BUSINESS: None.

Next Meeting: Next meeting to be advised following EGM

The chairman closed the meeting at 7.45pm

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CHAIRMAN

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DATE