

**STRATA PLAN 47991**  
*41 Rocklands Road, Wollstonecraft*

**MINUTES OF THE EXECUTIVE COMMITTEE MEETING**  
*held on Monday 28 June, 2004*

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- PRESENT:** A. Moon (44) R. Joy (155)  
R. Flannery (59) B. Burke (156)  
I. Muncaster (159) C. Murray (128)  
P. Hurdis (130) P. Dickeson (86)
- IN ATTENDANCE:** Phillip Torpy (Bright & Duggan Pty Ltd)  
W. Tratsellas (68)
- CHAIRMAN:** Tony Moon chaired the meeting and commenced proceedings at 6:15pm.
- MOTION 1:** *Minutes* **Resolved** that the minutes of the previous *Executive Committee Meeting* held **3 May, 2004** be adopted.
- MOTION 2:** *Finance* The Financial Statement were adopted subject to the following changes:  
➤ The Special Levy Income to be shown in Sinking Funds.  
➤ Amounts posted to wrong account categories e.g. cleaning.  
➤ Monthly issue of month end accounts to treasurer.
- MOTION 3:** *Operations* **Resolved** that the Executive Committee receives the reports from the following sub-committees and implement the necessary recommendations.
- Operations:** (B Burke)  
➤ Cleaning issues have been addressed in most instances and progress is underway.  
➤ Notice boards did not have the notices of Executive Committee meeting on them.  
➤ Carpet in some of the lifts is to be replaced.  
➤ Corroded Metal grid at end of carpark area to be replaced.  
➤ Water seepage has appeared at very end of carpark and needs to be investigated.  
➤ Plants need to be sprayed (azelias).  
➤ Sauna heater is being repaired.  
➤ Pillar near entrance is in need of repair.  
➤ Washing on balconies is an issue.
- Parking:** (Rosemary Flannery)  
➤ Report tabled (Attached).
- Communications** (Peter Dickeson)  
➤ There has been little interest in the web site since 24<sup>th</sup> Feb.  
➤ There is a need to update the information for the site.
- Major Works** (Ray Joy)  
➤ Works on the foyers have started.

- The work on the pergolas has started but there have been access problems and difficulty with replacing the membrane.
- There is a delay issuing the tender for some works on decks and the re-waterproofing.
- Unit 160 issues needs to be addressed as soon as possible.
- There have been additional problems relating to U16 &18 and some works that were done need to be redone for U18 &162.

**MOTION 4:**  
**Unit 143**

- a) **Resolved** that the Owners Corporation determine that **Deepak Dinesh Kumar Powani**, the occupiers of **Unit 143**, have breached **By-Law 2 (parking)** by parking a vehicle on common property on without the prior approval from the Owners Corporation.
- b) **Resolved** that a Notice under section 45 of the Strata Schemes Management Act 1996 be served upon **Deepak Dinesh Kumar Powani** in respect of their breach of By-Law2, and that the common seal be affixed to the Notice in the presence of Bright & Duggan Pty. Ltd. ACN 001 554 650, being a person authorised to attest the affixing of the seal.
- c) **Resolved** that the managing agent be authorised and instructed to effect service of the Notice upon **Dinesh Kumar Powan** .

**MOTION 5:**  
**Cost Recovery**

- **Resolved** to note the progress regarding the balustrades; discussions continuing between our legal representatives and those of the developer.

**MOTION 6:**  
**Contracts**

**Resolved** to note that all contracts will be reviewed:

**Fire:** Wormald contract is open-ended and requires 90 days notice in writing to terminate.

**Hot Water:** Admiral plumbing are currently looking after the hot water service and no contract is in place.

**Pest:** Wizard are the current contractors

**Garage Doors:** Allgate is the current contractor.

**Lifts:** Current contract is with Otis and contract expires April 2005. Notice to be in writing 3 months before.

**Fire Monitoring:** Current contract is with Tyco and 3 months notice is required.

**Pumps:** Admiral plumbing are looking after this.

**Security:** KSS current contract at \$28,000pa. New contract to be negotiated.

**Lift Certification:** Campbell & Associates have signed off and no longer required.

**Fire Certification:** Quotations are required for this service.

**MOTION 7:**  
**Unit 28**

- a) **Resolved** that the Owners Corporation determine that **Mr. Jakob**, the occupiers of **Unit 28**, have breached **By-law 2 parking** by parking a vehicle on common property without prior approval from the Owners Corporation

- b) **Resolved** that a Notice under Section 45 of the Strata Schemes Management Act 1996 be served upon **Mr. Jakob** in respect of their breach of **By-law 2**, and that the common seal be affixed to the Notice in the presence of Bright & Duggan Pty Ltd ACN 001 554 650, being a person authorised to attest the affixing of the seal.
- c) **Resolved** that the managing agent be authorised and instructed to effect service of the Notice upon **Mr. Jakob**.

**MOTION 8:**  
**Unit 3**

- a) **Resolved** that the Owners Corporation determine that **Ms. H. Foldynova**, the occupiers of **Unit 3**, have breached **By-law 2 (parking)** by parking a vehicle on common property without prior approval from the Owners Corporation
- b) **Resolved** that a Notice under Section 45 of the Strata Schemes Management Act 1996 be served upon **Ms. H. Foldynova** in respect of their breach of **By-law 2**, and that the common seal be affixed to the Notice in the presence of Bright & Duggan Pty Ltd ACN 001 554 650, being a person authorised to attest the affixing of the seal.
- c) **Resolved** that the managing agent be authorised and instructed to effect service of the Notice upon **Ms. H. Foldynova**.

**MOTION 9:**

Motion withdrawn.

**General Business**

**Unit 68:**

**Resolved** to require additional information regarding the legal aspects of the proposed extension and its effect on insurance.

*There is a requirement for the proposed development to have an Exclusive use By-Law in place and to be presented at the next Annual General Meeting for consideration. This is the responsibility of the proposing lot owner. There is also a need to present detailed plans and drawings for consideration at this meeting.*

**NEXT MEETING:**

Next meeting to be held on **Monday 23 August, 2004**.

The meeting closed at 7.40pm

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**CHAIRMAN**

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**DATE**