

STRATA PLAN 47991
41 Rocklands Road, Wollstonecraft

MINUTES OF THE EXECUTIVE COMMITTEE MEETING
held on Monday 23 August, 2004

PRESENT:	A. Moon (44) R. Flannery (59) C. Murray (128) P. Dickeson (86)	R. Joy (155) I. Muncaster (159) P. Hurdis (130)	
APOLOGIES:	B. Burke (156) D. Groves (73)		
IN ATTENDANCE:	Phillip Torpy (Bright & Duggan Pty Ltd)		
CHAIRMAN:	Tony Moon chaired the meeting and commenced proceedings at 6:15pm.		
MOTION 1: Minutes	Resolved that the minutes of the previous <i>Executive Committee Meeting</i> held 28 June, 2004 be adopted with the following amendments: Motion 2 Finance to read Financial Statements point 2 in Finance – amounts posted to wrong accounts to be corrected.		Action
MOTION 2: Sub-Committee Reports	Operations: (B. Burke) Report deferred due to Committee members absence. Contracts, Plant and maintenance schedule tabled (draft only) using this table as a base it can be easily added too.		BB
	Parking: (Rosemary Flannery) Report was tabled. The visitors parking has improved and people are generally able to have visitors park in the building. Copy of notice to comply to be given to all members.		RF
	Financials: (Colin Murray) Current works schedule tabled. As current works are delayed the invested funds will not need to be moved from the investment account to the Administration Fund at present.		CM
	Levies in Arrears appear to be increasing but this was explained as a timing issue and has dropped 50% in the last two days.		
	Annual Certification and Fire Control Contract: PDFM had previously been authorised to do certification and this was now urgent.		
	Fire Control quotations (based on PDFM specification) to be obtained with notice to be given to Wormald. Quotations to be ready as soon as possible.		TM/PT
	Security; Committee agreed to proceed with quotation from KSS. Contract signed and KSS to be advised to proceed with quotation (3 quotations were received).		TM
	Owners Network of Australia; recommendation that Strata Plan 47991 join as a member for \$500 per annum and nominate two members attend and be reimbursed for out of pocket expenses when participating.		TM/RJ
	Nominated Members: A. Moon and R. Joy.		
	Sinking Fund Forecast: Forecast obtained in 1999 was based on normal maintenance and replacement requirements and not on the need for		

remedial works. It is anticipated that the Sinking Fund will need to build up to around \$250,000 per annum to ensure all remedial works and necessary maintenance are able to be undertaken. A Draft budget will be considered at the next meeting.

Communications: (P. Dickeson)

Website; there is need to change the domain name as it is too long and difficult to remember. The web host is Harris Technology; the current subscription finishes on 13 September, 2004; Committee agreed to continue for another twelve months.

PD

Domain name change and hosting were endorsed by Committee.

Major Works: (Ray Joy)

Report tabled and suggested it be placed onto the website for all owners.

Deck proofing/retiling; plan to proceed as per schedule. Company was selected by the consultant; work will commence in mid September with estimated time to complete the work being three months.

RJ

Pergolas; works have been completed on units 140, 138 and 121.

Recommendation that a draft by-law be prepared to restrict the type of fittings or fixtures able to be attached to these pergolas. Reason is to reduce any unnecessary replacement or maintenance and ensure uniformity to the building.

Common Areas; new lighting to be introduced and painting to continue. Painting will continue excluding foyers 1 & 4 these to be scheduled next year.

RJ

Major Works program for next year to be tabled at next meeting.

MOTION 3:
Unit 50

- c) **Resolved** that the Owners Corporation determine that **Alister Adams**, the occupant of **Unit 50**, has breached By-Law 2 (parking) by parking a vehicle registration number NQQ 216 on common property on a number of occasions in April, May, June and July, 2004 without the prior approval from the Owners Corporation
- d) **Resolved** that a Notice under section 45 of the Strata Schemes Management Act 1996 be served upon **Alister Adams**
- e) **Resolved** that the managing agent be authorised and instructed to effect service of the Notice upon **Alister Adams**.

B&D

MOTION 4:
Unit 87

- a) **Resolved** that the Owners Corporation determine that **H McGarry & R Cavanagh**, the occupants of **Unit 87**, has breached By-Law 2 (parking) by parking a vehicle registration number ZFM 329 on common property on a number of occasions in June and July, 2004 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 **H McGarry & R Cavanagh**.
- c) **Resolved** that the managing agent be authorised and instructed to effect service of the Notice upon **H McGarry & R Cavanagh**.

B&D

- MOTION 5:**
Unit 150
- a) **Resolved** that the Owners Corporation determine that **S Gibbons & D Pallone**, the occupants of **Unit 150**, have breached By-Law 2 (parking) by parking a vehicle registration number ANJ 40Z on common property on a number of occasions in June and July, 2004 without the prior approval from the Owners Corporation. **B&D**
- b) **Resolved** that a Notice under section 45 of the Strata Schemes Management Act 1996 be served upon **S Gibbons & D Pallone**.
- c) **Resolved** that the managing agent be authorised and instructed to effect service of the Notice upon **S Gibbons & D Pallone**.

MOTION 6:
Lift Contract

Report by I. Muncaster by Friday 3 September, 2004. Deferred decision as further investigation is required. Draft of lift specifications is to be circulated and considered by all members. **IM**

- General Business**
- Further discussion took place regarding the value of being a member of the Owners Corporation Network of Australia. The degree of information potentially available was considered valuable with regards to the future issues facing the complex.
 - Complaints about the alleged behaviour of units 99 and 100 was noted.
 - With regards to the minutes it has been agreed that an additional column be added to include initials of the person responsible for further action and date to be completed.
 - Correspondence table was shown in draft form and approval was given to proceed. Copies to all members.
 - Gates Contract – Allgate Automation; there is no contract as such and 30 days notice is required to terminate services.

NEXT MEETING: Next meeting to be held on **Monday 25 October, 2004** – budget meeting.

The meeting closed at 7.45pm

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CHAIRMAN

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DATE