

STRATA PLAN 47991
41 Rocklands Road, Wollstonecraft

MINUTES OF THE EXECUTIVE COMMITTEE MEETING
held on Monday 25th October, 2004

- PRESENT:** A. Moon (44) R. Joy (155)
P. Hurdis (130) D. Groves (73)
C. Murray (128) P. Dickeson (86)
- APOLOGIES:** B. Burke (156) R. Flannery (59)
I. Muncaster (159)
- IN ATTENDANCE:** Phillip Torpy (Bright & Duggan Pty Ltd)
S. King (123)
K. Medd & J. McGregor (146)
- 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 **23rd August, 2004** be adopted with the following amendments:

Motion 2: Operations change the spelling of “to”. And to add “Under Common Areas 1 & 4”.

Matters arising:

- Annual Fire Certification: Completed and submitted.
- Registration of lifts: Due 5 March, 2004. An “adequately maintained” statement is required from the lift company. Campbell report recommendations to be implemented over the next three to five years. Draft for new lift tender to be considered by Committee before issue.
- Correspondence: Due to the regular and similar requests Bright & Duggan to have a “standard answers” letter system in place to deal with common issues.

MOTION 2: *Financials* Financials accepted subject to some changes:

- a) \$128,500 income received to be correctly allocated to the Sinking Fund.
- b) Lot balance and report showing outstanding levies still happening. Status of action taking place to be forwarded to Committee.

- MOTION 3:**
Sub-Committee Reports
- Operations:** (B. Burke) BB
The apology from B. Burke meant no report was tabled. However the main foyer is near completion and awaiting the arrival of the furniture.
Gardens: Rejuvenation work to be undertaken next year due to current other priorities.
- Cleaning: areas for improvement to be communicated to caretaker. RF
Parking: (Rosemary Flannery)
Amendment to the parking motions to include residents of unit 62.
- Communication:** (P. Dickeson) PD
P. Dickeson to follow up issues arising from change of domain name.
- Major Works:** (Ray Joy)
Report tabled. There will be a need for a new by-law relating to the pergolas. RJ
Unit 146 has suffered water damage to the ceilings due to the works done in unit 148. Ceilings will need to be repaired. RJ
- Financials:**
Draft budget for 2005 tabled: In summary the proposal for the Annual General Meeting presentation is that the Administration Fund be increased from \$433,000 to \$455,000 and the Sinking Fund from \$140,210 to \$190,000 plus the special levy already approved and in place for \$257,000. It is to be noted the special sinking fund dates for next year are 14 February, 2005 and 11 July, 2005. These will be raised in the Administration Fund as per Act and then transferred to the Sinking Fund
- MOTION 4:**
Notice to Comply Lot 37
- a. **Resolved** that the Owners Corporation determine that, **Mary Ann Smith** the occupant of **Unit 37**, has breached **By-Law 2 (parking)** by parking a vehicle registration number **PXZ 851** on common property on a number of occasions on **11.09.04, 05.10.04 & 11.10.04** and 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 **Mary Anne Smith**.
- c. **Resolved** that the managing agent be authorised and instructed to effect service of the Notice upon **Mary Anne Smith**.
- Note: This also to apply to Lot 62.*
- CORRESPONDENCE: Unit 113:**
A request to affix Foxtel dish within unit 113. The standard response is the dish is not to be attached or placed on the balcony as it is in breach of the by-law 17 “appearance of the lot”.

A better technical solution may be to mount the dish inside the unit either to the wall or ceiling. This would allow a better orientation for reception.

Council Letter:

A letter from the chair was sent to the North Sydney Council regarding the development proposal for the Mater Hospital. The likely significant increase in traffic was noted. A suggestion was made to improve traffic management.

Other:

All correspondence to deal with leaks & cracks are to be reviewed by Major Works Committee and repairs will be initiated as appropriate.

Unit 123:

Water leak in unit 123 will be looked into by Major Works Committee.

Lights:

There was concern raised over the new lights in the main foyer. Residents have been assured that new low voltage units are cheaper to run and provide better lighting to the area.

The meeting closed at 7.10pm

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CHAIRMAN

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DATE