

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

**MINUTES OF THE EXECUTIVE COMMITTEE MEETING**  
*held on Wednesday 2nd February, 2005*

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**PRESENT:** A. Moon (44) R. Joy (155)  
C. Murray (128) P. Dickeson (86)  
R. Flannery (59) I. Muncaster (159)  
D. Groves (73) B. Burke (156)  
C. Wykes (154)

**IN ATTENDANCE:** P. Torpy (Bright & Duggan Pty Ltd)  
R. Woo (Bright & Duggan Pty Ltd)  
S. King (123)  
A. Harris (99)

**CHAIRMAN:** A. Moon chaired the meeting and commenced proceedings at 6:15pm.

**MOTION 1:** *Resolved* that the minutes of the previous *Executive Committee Meetings*  
*Minutes* held on **6 December, 2004** be adopted subject to the following amendment:

It is to be noted that Mr. C Wykes is the correct spelling.

Matters Arising:

**Unit 155 balcony tiles:**

*Resolved* that following discussions with the Architect it was believed that a similar repair job to that of Unit 18 was required at this stage. Whilst it may be a short-term solution it will resolve this immediate issue.

**Fire Contracts:**

*Resolved* that this review of contracts and a recommendation be deferred until proper analysis of the quotations is carried out by the contract committee.

**MOTION 2:** *Resolved* that financials be accepted subject to some minor category changes  
*Financials* to the accounts and a copy of the plumbing invoice for \$599.50 be clarified as to nature of works carried out.

**MOTION 3:** **Financials** (Colin Murray)  
*Sub-Committee* Finance report indicated finances are in order and spending is in accordance  
*Reports* with the planned expenditure as outlined at the Annual General Meeting.

**Operations** (B. Burke)

Lawns & Gardens: The lawns are in need of care; feeding and may need top dressing. To date this has not occurred and they appear to be in poor condition.

Gardens are suffering from the current water restriction and may need some additional plants and work to be carried out in order that the rebuild takes place over time. Committee will discuss the work with gardeners.

Gym Equipment: **Noted** that the state of some existing equipment is not satisfactory. Equipment replacement/upgrade is to be considered and recommendations to be submitted to the committee for appropriate action.

General Maintenance: Pavers in a couple of common areas to be re-cemented to prevent any problems or Occupational Health and Safety issues.

There have been complaints about water in the garages with items getting wet. There is a building designed gravel drain that needs to remain free of obstruction. No items are to be stored across it.

The gate on the stairs near TAFE needs some attention as it has become increasingly noisy.

#### **Parking** (Rosemary Flannery)

Vehicles during the day are being watched. One tenant guilty of misuse of visitor's car space is leaving.

#### **Communications** (Peter Dickson)

Website: New, simpler domain name has been registered

[www.pacificpark.org](http://www.pacificpark.org)

There is a need for some fine tuning to the site layout but hosting costs are low at \$33/year.

Looking again at availability of cable to the building. Suggestions were made that enquiries be direct to the electrical contractor Jonas to research alternatives (for Broadband and Pay TV).

#### **Major Works** (Ray Joy)

Program tabled (As attached)

##### 1. Major Works Programme:

- a) The current waterproofing works were stopped due to wet weather, as they require 7-8 days dry before continuation.
- b) The pergolas are being replaced and these must conform to colour and style and be in keeping with the building. A by-law is to be considered in order that these are maintained in this fashion.
- c) Repairs to common areas: Most areas scheduled have been completed with painting and carpet into foyer areas in near completion and waiting for waterproofing works to finish the remaining carpets. Carpets in two lifts will be done on completion of the construction works. Painting touch ups will be done after completion and will be considered by the Owners Corporation on an ongoing basis.

##### 2. Unscheduled Works:

- a) Water damage works. - see program
- b) Other tiling and waterproofing – see program
- c) It was noted that unit 97 is leaking into 95 and the problems appear quite extensive.

Repairs to the pier on the lower driveway are to be done and a future deterrent would be to set up a guard or pole to prevent further hitting by vehicles.

3. Major Works Expenditure:

As at 1 February, 2005 expenditure \$293,814.54 as budgeted.

4. Other:

It is to be noted the waterproofing must be completed before any further major works projects can commence or even scheduled.

**MOTION 4:**  
*Lift Tenders*

This motion was deferred until all quotations could be reviewed

**MOTION 5:**  
*Fire Control*

The previous company maintaining the building was Wormald who were advised in writing of the end of their contract. Several companies were requested to tender including Wormald. Awaiting Contract Committee’s recommendation.

**General Business:**

Use/Appearance of balconies and Lots

The existing use and condition of balconies within the complex and the compliance with existing by-laws was discussed. Examples of non compliance with the existing by-laws include;

- Drying of Laundry on balconies
- Storage of furniture and boxes
- Storage of bicycles and other sports equipment
- Installation of non approved decorations or structures on common property

It was decided to defer the introduction of new by-laws regarding the use/appearance of balconies in favour of working with the existing by-laws. The “welcome booklet” to all residents will be updated and presented to all residents. This booklet will be sent with a covering letter to encourage all residents to clean up their respective areas and comply with the existing by-laws. Any Lot owner/occupier who does not comply will be approached by committee members to discuss the matter further prior to any further actions necessary to ensure compliance with the by-laws.

**Correspondence:**

Gillies Street Development:

Council sent notification that the development proposal will proceed. Committee to consider implications at next meeting

Garages Items:

Committee recommendation was that all residents should be advised that items in garages are to be stored correctly. Residents to be also advised not to block gravel drains.

Response to Correspondence will be:

- D & H Boston regarding gardens: The committee has acted positively on this issue and will address it accordingly.
- Unit 2: Air conditioning system resolved by committee.
- Use of balconies: A rule is to be established specifying that lights, bikes, green houses should not be stored on balconies as it greatly detracts from the appearance of the lot and the building.

The “welcome booklet” to all residents needs to be updated and presented to all residents. This booklet should be sent with a covering letter to encourage all residents to clean up their respective areas. Anyone who does not improve will be approached by committee members to discuss the matter further.

- TAFE: Newly installed air compressor unit is very noisy. The noise appears to exceed allowable limits and a letter is to be sent expressing our concerns.
- There is a need to re-emphasise in the welcome booklet that unsupervised children playing on common property are in breach of the by-laws.

The meeting closed at 7:38pm.

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**CHAIRMAN**

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**DATE**

NB: Under the recent changes to the Strata Schemes Management Act all owners within Strata Schemes over 100 lots (excluding parking or utility lots) are now required to receive notice and minutes of an Executive Committee Meeting. These will be posted on Notice Boards at Pacific Park, emailed to owners who provide the Strata Managers with their email address, and posted on the web at [www.pacificpark.org](http://www.pacificpark.org)