

STRATA PLAN 47991
41 Rocklands Road, Wollstonecraft

MINUTES OF THE EXECUTIVE COMMITTEE MEETING
held on Monday 11th April, 2005

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

APOLOGIES: I. Muncaster (159)

IN ATTENDANCE: P. Torpy (Bright & Duggan Pty Ltd)
H. Hadaway (162)

CHAIRMAN: R. Joy/A. Moon chaired the meeting and commenced proceedings at 6:15pm.

MOTION 1: *Minutes* **Resolved** that the minutes of the previous *Executive Committee Meetings* held on **2 February, 2005** be adopted subject to the following amendment:
Harris Technology cost should be \$29 per month and the registration of the Domain name has a fee of \$33 per year.

Action

MOTION 2: *Business Arising/Sinclair Street* No business arising from previous minutes other than listed in the agenda.
Sinclair Street Development
Resolved that Sinclair Street proposal was a concern to all and notes on this issue were tabled. The committee is to investigate what avenues are available to residents to lodge a further objection and to contact the precinct members and arrange a joint objection submission to the Council.

RF by
18/04

MOTION 3: *Financials* **Resolved** to accept the financials. The Finance sub committee would provide a commentary before full details were sent to all EC members

CM

MOTION 4: *Financials & Contracts Committee* **Financials Report**
The following points were to be dealt with:

- The repair of a vandalised unit fire door was to be charged to the unit owner/tenant
- Keys for letterboxes are the owners cost.

PT
PT
PT

- The glazing of windows to be at owners costs. PT

Strata Manager is to investigate whether the above are covered by existing By-laws

- Levy Arrears - any which exceed \$5K, are to be sent to legal. CM
- Finance committee are to advise the Strata Manager when to invest funds. Committee to recommend funds movement consistent with operational cash requirements

Lift Tender

Resolved that the lift tender be accepted subject to the amendments related to the Occupational Health & Safety upgrades scheduled over the next five (5) years where the addition of CPI adjustment are permitted. RJ/TM
15 May

Fire Services

PDFM quote to provide a detailed scope of works for a tender specification was accepted. This will allow a suitable comparison to be made by the committee. TM/RJ
31 May

Ezco Contract

There are to be adjustments made to the contract due to the Major Works being undertaken. BB/TM/
RJ
11 June

The review of this contract will be done by the Executive Committee taking into consideration the works to be done. There are also other aspects of the contract to be reviewed including performance reviews, staffing and supervision.

**MOTION 5:
Operations &
Maintenance
Committee**

Gym

A report outlining equipment needs was tabled. A comparison had been made with other buildings and items were identified that should be considered in the upgrading of the gym equipment. DG
11 June

Cost options on leasing versus purchase, and ongoing maintenance cost options are to be investigated further and reported back to the committee. There is a need to arrange a proper maintenance program for the equipment.

General Maintenance

Concerns were noted about the standard of cleanliness in the Pool/Gym Area, as well as the obvious wear of most of the gym equipment. The Major works committee is to look at improving the poor ventilation to this area.

Main Steps

Loose tiles and pavers near the main steps were noted – these are being attended to as part of the current major works.

Foyers

Damaged drainage dishes under the large pot plants need to be replaced.

BB/
George
ASAP

Courtyard/Walkways

The glass fences near pool area need to be cleaned. Also clearing underneath these fences.

TM/BB/
RJ
ASAP

Cleaning

There is a need to review the cleaning specifications and discuss with contractors.

RJ/TM
July

Gates

Main doors/gates to garage area are near end of their useful life. There may be a need to consider replacement of both. To be considered by Major Works committee

MOTION 6:
Parking Committee

Resolved that occupants of units 70, 76, 113 (notice to owner) & 161 (WEF 442) be issued with Notices to Comply.

Note: Unit 76 has three cars XXE 722 YPQ 876 and AC9 4MY in breach. (See Paper Vote)

Noted that the vehicle (YEQ 312) is also in breach of visitors parking by-law 2.

A prominent sign will be placed in the lower car park advising residents and visitors of the visitor parking arrangements. This information will also be provided on the website

RF/TM
11 June

PD
30 June

MOTION 7:
Communication Committee

Updated Welcome booklet was tabled in suggested format. Accept in principle and 500 copies to be printed. Further amendments suggested on

- Visitors parking and the purpose.
- Conduct in gym areas. Care for equipment.

MOTION 8:
Major Works Committee

Major works programme tabled (report attached)

Renewal of gardens proposal tabled (report attached)

The redevelopment of the gardens is to commence with Stage 1 and committee will be circulated with full details of proposed works.

RJ
11 June

MOTION 9:
Correspondence

Bradfield College

Bradfield College have agreed to apply sound reducing insulation to reduce the compressor noise. As a result of residents concerns a letter will be sent to North Sydney Council to request they vary the timing of their street cleaning program using the *Green Machine*.

PT

Pool Maintenance

PT

Replacement heater to the pool to proceed; cost is estimated to be approximately \$7,000.

General Business:

TV Reception TM

Current aerial is not suitable for digital TV and it has been advised that an upgrade be done at a cost of \$979 and reception will be improved. Contract to be made subject to guarantees that current analogue reception is not affected by this implementation.

Unit 27 Tiling of Floor Area PT/TM

There is a standard requirement regarding flooring materials and noise. The proposed floor must be sound proof and reassurance that this is done and this reassurance to be sent to Executive Committee for approval.

Special By-laws PT/TM

Special by-laws for SP 47991 do not appear on the Bright & Duggan web site; should be added.

Unit 6 PT/TM

Unit 6 to be issued with a standard letter of approval to install a balcony gas outlet.

Unit 162
Approved to install Foxtel dish within the unit, subject to standard conditions.

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