

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

**MINUTES OF
EXECUTIVE COMMITTEE MEETING**
held Monday 26 June 2006

M I N U T E S

Present: T. Moon, P. Dickeson, R. joy, R. Flannery, B. Burke, C. Murray, C. Wykes,

Apology: I Smith; D. Handley

Attending: Phillip Torpy (Bright & Duggan Pty Ltd)
A. Joy

MOTION 1: *Resolved* to adopt the minutes of the previous executive committee meeting
Minutes held on Monday, April 10, 2006.

Matters arising from the minutes:

1. D. Handley resigned from committee due to work commitments.
2. A vote of thanks to Danielle for her services and contributions to the committee on behalf of the building.
3. An updated list of recommended trades people was tabled.
4. Unit 18 acceptance to be more formalized (C. Wykes to draft deed)
5. Mater Hospital driveway is now cleared; Carrol O’Dea to be issued with a letter of thanks.

MOTION 2: *Resolved* to receive the financial statement.
Financial statement

1. There are some expenses that need to be re-coded.
2. B & D to review financial report formats and see what is available for committee to use; to be sent to T. Moon for consideration.
3. Auditor to be appointed and recommendation to be formalised for finance committee approval.
4. Fire Alarm Monitoring system to be upgraded for the complex and approval given to implement this to a value of not more than \$10k.
5. A review of our sinking fund needs to be made to maintain the standards set down and to stay within new legislation and building code requirements. The finance committee is to formulate the strategy for consideration by the EC.

MOTION 3: *Resolved* to accept the tabled parking committee report.

*Parking
Committees*

1. Copy of all correspondence to be sent to committee.
2. Letters to be sent to Unit 122 and Unit 151 for By-Law breaches.
3. Unit 70 has been given enough time to resolve their parking issues and must now comply with by-laws.

**MOTION 3
continued**

4. Letters to be sent to repeated offenders, units 148 & 156.
5. Monitoring by KSS security company will commence to reduce illegal parking at the building .A letter is to be sent to all owners and residents advising of the new security checks.
6. V. Lucas has requested permission to park in VCP to unload her car as the garage does not allow for ability to take out baby capsule. Permitted at this stage.

**MOTION 4:
Operations
Committee**

Noted that:

1. An inspection of the premises was carried out and observed that cleaning staff were not fully utilizing all available time. Cleaning has improved but further improvements are required. Concern was expressed at the Esko staff turnover.
2. Noted that the entry from the tennis court to garbage room has a drain that needs to be covered.
3. Upgrade to the Fire Alarm monitoring to be done subject to further quotes.
4. Installation of smoke detectors by owners appears to have been done and CiviFire will need to ensure compliance as part of their annual certification. Zane Electrical have offered to supply and install smoke detectors for a cost of 2 for \$198 for units that still need to be done. If owners require this facility it is available to them.
5. Need to consider a By-Law for the smoke detectors to the building.
6. Exhaust fan maintenance is now to be done by Zane Electrical.

**MOTION 5:
Communications
Committee**

Noted that the following correspondence was received via the website;

1. Unit 87 request for additional bayonet for gas outlet.
2. Unit 126 request for reduced lighting.
3. Generally the website is operating as a means of communication for the residents. Feedback has been good

**MOTION 6:
Major Works
Committee**

Resolved to receive the tabled report of progress according to works schedule.

**MOTION 7:
Correspondence**

Resolved to accept Unit 18 proposal under a more formalized (ie signed deed rather than email) agreement.

**MOTION 8:
General Business**

Noted that:

1. The area known as Mater Park should be maintained by North Sydney council. Chair has followed up on this matter and pleased to report considerable progress.
2. Unit 34 requests for a small dog has been permitted subject to the standard rules.
3. Request from Unit 34 to have the dining area with floating timber floor has been approved subject to the requirements set down as standards for the complex.
4. The request for alterations to the tennis court have been denied but alternative suggestions made. Chair to discuss with resident.
5. Unit 155 request for alterations to their pergola at their expense has been approved.

There being no further business the meeting closed at 7.30pm.