

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

**MINUTES OF**  
**EXECUTIVE COMMITTEE MEETING**  
*held Monday 5<sup>th</sup> February 2007*

**M I N U T E S**

**Present:** Rosemary Flannery                      Ray Joy                      Arlaina Loibl  
 Tony Moon    Colin Murray                      Robert Vernon  
 Chris Wykes    Barbara McCosker (joined at 6.45pm )  
 Ian Smith (left at 7.30pm)

**Attending:** Bart Jaworski & Trevor Bright (Bright & Duggan Pty Ltd)  
 Mr. Trevor Bright introduced Bart Jaworski as the new manager for the strata plan .

**Chairman:** Tony Moon chaired the meeting and commenced proceedings at 6.05 pm.

**MOTION 1:**                      ***Resolved*** that the minutes of the Executive Committee Meeting held on 4<sup>th</sup> December be adopted with the following amendment:  
***Minutes***                      Meeting scheduled for 9<sup>th</sup> April 2006 (Easter Monday) to be rescheduled for Monday, 16<sup>th</sup> April 2007.

**MOTION 2:**                      The following matters were discussed:

***Business Arising from***  
***AGM & ECM***

1. Management Agreement – the owners corporation resolved at the annual general meeting held on 4<sup>th</sup> December 2006 to renew the contract with Bright & Duggan. The agreement is yet to be signed. The Executive Committee were provided with an additional copy of the agreement and will review the conditions before returning the signed copy to Bright & Duggan's offices as soon as possible.
2. Special By-laws passed at the AGM are currently with By-law Express being registered.
3. Next meeting rescheduled for 16<sup>th</sup> April 2007.
4. Back to base fire monitoring isn't in place. The managing agent to follow this matter ASAP.
5. Tony Moon investigated the power back-up in the lifts' phones in case of power blackouts. Was advised by OTIS that system has battery back-up. No further action is required at this point.
6. Development Application for Lot 18 has been lodged and submissions were due at North Sydney Council by Friday, 2<sup>nd</sup> February 2007.

- MOTION 3:**  
*Financial*
- The financial statement was tabled but not yet endorsed. Noted that the levy notices for the current period were in error.
- Resolved** that the next quarter levy be adjusted to rectify the error.
- MOTION 4:**  
*Review of Committees & Committee Membership*
- The Executive Committee Members agreed to review the committees and their membership. This matter will be discussed at an informal meeting on 13th February 2007.
- MOTION 5:**  
*Parking Committee*
- Report of the Parking Committee was tabled. **Resolved** that letters noting breaches of the By-laws regarding use of the Visitors Car Park be sent to
- Unit 62 (vehicles YBROOK and AXO50N, and
  - Unit 79 (vehicle AD 81 QR)
- MOTION 6:**  
*Major Works Committee*
- A verbal update was provided by the Chair of the Major Works Committee, noting that:
1. External painting of the building (which would be staged) should commence soon. Residents would be notified in advance as the works required external scaffolding.
  2. External Car park gates are to be replaced with a more reliable design
  3. Installation of rain water tanks for watering the gardens is being costed.
- MOTION 7:**  
*Correspondence*
- The following correspondence was received:
1. Email dated 29.01.07 from an owner advising of inappropriate behaviour by some occupants in the pool area was noted. Owners are reminded to contact the Local Police in case of any disturbance of the peace.
  2. Email dated 05.02.07 from Lot 142 requesting permission to install wooden flooring. **Resolved** to approve the request. The managing agent to issue a letter outlining the conditions of approval, including by-laws 1 and 14.
  3. Email dated 05.02.07 from the agent of Lot 156 advising that Foxtel installation will be removed from the property on Thursday, 8th February 2007.
- MOTION 8:**  
*General business*
- The condition and use of the common property was discussed and resolved the strata manager arrange for the following:
1. Write to North Sydney Council to complain about the deterioration of the Mater Park.
  2. Standard letters issued by Bright & Duggan in relation to additions to the common property (such as air-conditioning units) were tabled at the meeting.
  3. The owner of Lot 60 advised of a water leak to his unit. Tony Moon will inspect the property and will advise the agent what action would be required to attend to the repairs.

- MOTION 8 continued
4. Reimbursement to Mr P Dickenson for expenses of \$139.90 authorised by the Treasurer for payment.
  5. Lot 125 – write to the occupants to remove the barking dog from the property due to breaches of by-laws 16 and 1. Letter to note that no permission had been sought from the owners corporation to keep a pet.
  6. Request Platinum Fitness to repair the slipping belt on treadmill No 1 under warranty and as part of the existing service contract. The managing agent advised the Executive Committee of the duty of disclosure to the insurer in case of a public liability injury. Out of order sign to be installed on the equipment until the repairs are completed.
  7. Repairs of the tennis court net tension device to be done.
  8. Lot 88 – write to the occupants to remove all washing from the balcony due to breaches of by-laws 10 and 17.
  9. The managing agent advised the Executive Committee that a special resolution must be passed in accordance with section 65(A) of the Act for additions to the common property such as rain water tanks. The managing agent advised the Executive Committee to consider further by-laws for all existing additions to the common areas.

There being no further business the meeting closed at 8.00pm.