

STRATA PLAN 47991
41 Rocklands Rd, Wollstonecraft NSW 2065

MINUTES OF EXECUTIVE COMMITTEE MEETING
held Tuesday 3rd April 2007

- Present:** R Flannery R Joy A Loibl T Moon I Smith R Vernon
C Murray (arrived at 6.15pm) B McCosker (arrived at 6.47pm)
- Attending:** J Murray (left the meeting at 6.40pm)
B Jaworski (Bright & Duggan Pty Ltd)
- Chairman:** Tony Moon chaired the meeting and opened proceedings at 6.00pm.
- Vote of Thanks:** Mr. Chris Wykes' written resignation from the Executive Committee has been received. The Executive Committee would like to extend their Vote of Thanks to Chris Wykes for his contributions to the Owners Corporation over the last one and a half years.
- MOTION 1:** *Resolved* that the minutes of the previous executive committee meeting held 8 February 2007 be adopted.
Minutes

Matters arising from the minutes:

Arising from Motion 2:

1. Management agreement has been signed and delivered to Bright & Duggan.
2. Special By-laws have been registered.
3. -
4. Back to back fire monitoring with Tyco is in place.
5. -
6. North Sydney Council's approved DA for the works for unit 18 were tabled at the meeting. Mr. Moon suggested that the Executive Committee reviews the DA requirements over the next week and provides any comments and queries via email prior to any recommendation on the works. Mr. Moon will ask the owner of Lot 18 to advise what changes have they made to their original plans.

Arising from Motion 8:

1. Bright & Duggan has sent two letters to North Sydney Council with no reply yet received.
2. -
3. Mr. Moon has arranged for investigation of the leak which appears to be in a common property drainage pipe location.

MOTION 1

Continued

4. –
5. Lot 125 – barking dog – Bright & Duggan issued a breach of by-law letter to the owners of the dog. Email from the owners of unit 125 dated 2nd April 2007 was tabled at the meeting. The owners have sought professional trainer for the dog. There are no noise complaints at this point.
6. The treadmill appears in order after appropriate servicing by Platinum Fitness.
7. The tennis court net tensioner has been fixed.

MOTION 2:***Financial statement***

The financial statement was received. The Committee requested the managing agent to email the financial statements in its requested format on Fridays prior to the next Executive Committee meeting.

MOTION 3:***Common property***

Common property matters were discussed and resolved to take the following action, as noted:

1.a - The Executive Committee is developing an improved strategy to manage the maintenance and services provided in more cost effective manner. The managing agent was asked to provide a copy of the current cleaning contract with Ezko.

1.b – Mr Ray Joy tabled a “Report of Major Works Commitments 3 April 2007” outlining all major works in train. Major works– a) that water tanks be installed as per the proposal tabled at the meeting b) pool/gymnasium areas – to repair the waterproofing in the pump room; to renew the roof including replacing flashings on the constructions joints; to shift the glass windows to improve the amenity of the gymnasium and better use the available space.

1.c – Mr Tony Moon received an email from the owner of unit 46 dated 2nd April 2007 requesting permission to add privacy to his unit located on the ground floor behind the letterboxes. Resolved that Mr Joy and Mr Moon will visit the owner to discuss the most suitable solution to the problem, as the screening will affect the main entrance to the property. Agreed that frosted glass or plants to be used as the preferred options. The Committee noted that the property cleaning has improved. Regular reviews by the sub committee with Richard from Ezko should be re instigated. Mr. Moon will arrange this with Ezko.

1.d - The Committee noted the tabled parking report. Resolved that a paper vote be prepared to issue Notices to Comply on the owners of the cars with the number plates: YBROOK; AXO50N & AD81QR, which park in the visitor car spaces in breach of By-laws. Further applications to the Tribunal may be made for penalties of up to \$550 being imposed on the owners of the above cars.

1.e – The Communication Committee tabled its report. It was recommended that a survey be sent to all owners and residents to determine the interest level if cable TV or other broadband solution was able to be installed, and especially whether owners would be prepared to contribute to the installation costs.

Correspondence: The following was discussed and resolved:

1. The managing agent to contact the Manager of Bradfield TAFE and discuss residents concerns regarding use of Mater Park and our adjoining entrance ways by Bradfield students.

There being no further business the meeting closed at 7.40pm.