

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

MINUTES OF EXECUTIVE COMMITTEE MEETING

held Monday, 22nd October 2007

M I N U T E S

Present: Rosemary Flannery Arlaina Loibl Tony Moon
Colin Murray Robert Vernon Ian Smith Barbara McCosker

Attending: Anne Joy
Judith Murray, Michael Causer
Mr. & Mrs. Helps
Bart Jaworski (Bright & Duggan Pty Ltd).

Apologies: Ray Joy

Chairman: Tony Moon chaired the meeting and opened proceedings at 6.03 pm.

MOTION 1: *Resolved* that the minutes of the previous Executive Committee Meeting held on
Minutes 20th August 2007 be adopted.

Matters arising from the meeting held on 20th August 2007:

1. Update on unit 18 development – the owners are still receiving and evaluating tenders for their proposed renovations.
2. Update on unit 97 repairs – Mediation session was held on 27.09.07 with the owner of Lot 97 and the Owners Corporation's representatives –R. Joy and T. Moon, together with G. Humby from Premier Waterproofing regarding issues relating to the repairs and maintenance of the common property. The Mediation session did not reach agreement on the decking repairs but agreed that other repairs with which there was no disagreement should proceed.
3. A fully compliant Annual Fire Safety Statement has been forwarded to North Sydney Council and the NSW Fire Brigade.

MOTION 2: The financial statement was received. Colin Murray and the managing agent to
Financial arrange for any necessary reconciliation of the accounts before the end of the
statement financial year of 31.10.07.

MOTION 3: The reports from the Owners' Corporation Executive sub-committees dealing
Common with common property matters were received and discussed:

property

Finance; Contracts; Administration

Colin Murray and Tony Moon have prepared and tabled a proposed

**MOTION 3
Continued**

budget for the next financial year. This will be presented to the Annual General Meeting for its approval.

Major Works

Ray Joy's report dated 21.10.07 was tabled at the meeting.

Housekeeping, cleaning, routine repairs & maintenance

The cleaner's report was tabled at the meeting. It was noted that the property is very well looked after by Kristal Property Services.

Gymnasium & Pool

The quote from Bryan's Pool Service for the chlorinators replacement dated 6th October 2007 was accepted.

A new maintenance contract for the gym equipment with the "Firm" has been endorsed.

Parking; Security

The parking report was tabled at the meeting. The Sub-committee requested assistance from Kristal to identify the owners of some of the residents cars parking in the visitors car spaces. The managing agent to forward the report to Kristal.

Bright & Duggan Pty Ltd have approached the Executive Committee to rent out 6 visitor car spaces from Monday to Friday between 8am – 6pm. The Executive Committee discussed the matter and agreed to rent the spaces to Bright & Duggan at \$220 per week on a trial period between 01.11.07 until 31.01.08. Bart Jaworski and Tony Moon to finalise the rental fee in accordance with the Executive Committee's discussions.

Communication

Robert Vernon tabled the draft update to the Welcome Booklet and asked the Executive Committee to review the document and provide comments/feedback.

Foxtel TV – a proposal from Downer Universal Communication Group was tabled at the meeting. There is a possibility to connect Foxtel TV to the property using the existing cabling network already installed at the property. The technical feasibility is being investigated and an update will be provided at the AGM on 3rd December 2007.

Correspondence: The following was received and discussed:

1. Pacific Park has won 4th Prize in the Best Garden Competition in North Sydney in 2007.
2. Lot 47 The issues noted will be inspected and repaired accordingly as required.

Annual General Meeting

The Annual General Meeting will be held on Monday, 3rd December 2007 at 6pm at the Crows Nest Community Centre. A letter will be sent to all owners advising them of the work of the Executive Committee and how they might contribute. Owners are kindly reminded to send proxies to Bright & Duggan prior to the meeting should they not be able to attend the meeting.

There being no further business the meeting closed at 8.20 pm.