

STRATA PLAN 47991
41 Rocklands Rd, Wollstonecraft

MINUTES OF
EXECUTIVE COMMITTEE MEETING
Held 6.00pm 21st April 2008
At the offices of Bright & Duggan P/L Crows Nest

M I N U T E S

Present: R. Flannery R. Joy B. McCosker C. Murray
R. Vernon D Walker A Loibl

Attending: Mel Harris (Bright & Duggan Pty Ltd)
Michael Anderson (Lot 149)
Norella Peresa (Lot 117)
Anne Joy (Lot 155)

Apologies: Ray Joy, Ian Smith

MOTION 1: *Resolved* to adopt the minutes of the previous Executive Committee
Minutes meeting held 17th March 2008

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

- The Finance Sub Committee provided details of our current deposit maturity profiles and made the recommendation that in view of the uncertainty of the timing of some expenditures, no change on investing funds be taken and the matter be reviewed at the next meeting
- Overdue levy payments were discussed and Bright & Duggan requested to provide an arrears statement.
- Bright & Duggan to provide an explanation of the \$800.00 cost for ‘key cutting’ – as per the ledger (open action carried forward from last meeting).

MOTION 3: *Discussion* took place in relation to noise complaints received from
Correspondence residents and a complaint regarding maintenance of gym facilities.

MOTION 3
Continued

- Bright & Duggan to issue letter to managing agent for Unit 152 requesting compliance with noise by-laws.
- Bright & Duggan to issue letter to the Owner/Owners representative of Unit 116 advising them of reported breach of Noise by-law.
- All gym facilities were confirmed as fully operational and under maintenance contract at time of meeting. There have been ongoing problems with the treadmills and a detailed report from the maintenance company has been requested.
- The Sauna was operational at time of meeting. It is planned for complete replacement within the next 2 months.
- The Spa and Swimming Pool were operational at the time of meeting and it was confirmed that the pool is set to a standard temperature of 26 degrees.
- Agreed to display in gym instructions for reset of treadmills. Bob Vernon to draft and display.

MOTION 4:
Strata Managers Report

Resolved that the Strata Manager's Report be received. Noted that work orders to Cage Security (new garage security system) are currently listed in the Bright & Duggan work orders statement under contractor name "Bright & Duggan". This entry will be amended to read correctly (as 'Cage Security') once the required documents have been received, processed and confirmed by Trades Monitor and in turn the data base updated.

MOTION 5:
Housekeeping Report

The Executive Committee make note that:

- Bright & Duggan to issue letter re compliance to by-laws to Units (54 storing items on common property; 162 regarding storage of items on common property including obstructing fire extinguishers.
- Bright & Duggan to issue letter re compliance with by-laws to Unit 157 regarding overgrown tree causing damage to common property.

MOTION 6:
Major Works Report

Resolved to receive the Major Works Sub Committee Report April 2008. New Garage gates are to be installed soon, colour to match existing property trim. Notice of changes to gates and security system to be advised to owners and residents as soon as possible.

Noted that:

- Major Works Committee to prepare a phasing of planned expenditure for cash flow planning purposes.
- For all major works items multiple quotes are obtained by Owners Corporation Consulting Architect.
- Tony Moon suggested a more elaborate report be posted on the web site and a copy of each report presented and received by the Exec Committee be pasted into the Strata Plans minute book.

MOTION 7:
Parking Report

Resolved that the Parking report be received.

- Agreed that legal opinion be sought on security pass issue/cancellation policies.
- Bright and Duggan to provide a costing to manage the distribution/issuing/registration of recipients of the security passes.

MOTION 8:
*Communications
Report*

Noted that:
Welcome booklet is being printed and a copy will be distributed to all units by Bob Vernon. Additional copies to be given to Kristal Services for distribution to new residents.

MOTION 9:
General Business

Resolved that approval be granted for s96 for U18 subject to sight of engineer certification that internal walls are not load bearing (as per Owners Corporation Consulting Architects Report on s96 impact)

- Note that owner of Unit 18 left meeting at 7:30pm while the s96 approval was discussed by committee.

Noted that: U18 intention is replace some balcony tiling as part of their renovations. The committee agreed to seek further legal advice on potential impact to common property.

There being no further business the meeting closed at 8.10 PM.