

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

**MINUTES OF
EXECUTIVE COMMITTEE MEETING
*Monday, 19th May 2008***

M I N U T E S

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

Attending: Bart Jaworski (Bright & Duggan Pty Ltd)
Anne Joy

Apologies: Ian Smith

Chairman: Ray Joy chaired the meeting and opened proceedings at 6.00 pm.

MOTION 1: *Resolved* to adopt the minutes of the previous Executive Committee meeting held 21st April 2008 with the amendment to remove Ian Smith and Ray Joy from the Present List as they sent their apologies.
Minutes

Matters arising:

Units 157 & 162 – no action taken by the occupiers regarding breach of by-law letter. Resolved to issue a Notice to Comply at the next meeting.

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

1. Bright & Duggan could not provide an explanation to the \$800.00 cost for 'key cutting' – as such amount did not exist on the general ledger. Resolved that R Flannery will speak to C Murray to advise her on this matter.
2. Colin Murray's report dated 19.05.08 was tabled at the meeting (copy attached).

MOTION 3:
Correspondence

The managing agent sent letters as per the minutes of the previous meeting held on 21st April 2008 to Units 162 and 54 for breaches of By-law 3, to Unit 157 for breaches of By-law 17 and to Unit 152 for breaches of By-law 1. The managing agent did not send a letter to unit 116 with Tony Moon's permission due to the timing of the complaint - more than 5 weeks old. The Executive Committee instructed the agent to issue the Breach of By-law letter to Unit 116.

Received letters from:

1. Unit 117 quoting incorrect by-law. Resolved that R Flannery will respond to this correspondence in due course.
2. Unit 98 requesting waterproofing repairs and security issues with the external doors. Resolved that R Joy will speak to the owner of unit 74 advising that the owners corporation will install a security lock on the external door.
3. Unit 153 advising of a public liability claim in the gym.
4. Unit 121 advising of a slip and fall incident of the resident of unit 105. Both incidents have been reported to the owners corporation's insurer.

MOTION 4:
Strata Managers Report

The Strata Manager's Report was received. The OH&S Audit is yet to be requested from Solutions IE.

MOTION 5:
Housekeeping Report

Tony Moon and Barbara McCosker met with Kris Pruszynski from Kristal Cleaning Services on Saturday, 17 May 2008. The property appears to be kept very clean and Kris has done a great job with the gates.

MOTION 6:
Major Works Report

Tony Moon's report on the New Car Park Gates' and Ray Joy's report with Unit 18's proposal were tabled at the meeting (copy attached). David Walker left the room during the discussion about the common property repairs located within Lot 18's space. Resolved that the proposal should be accepted and that the owners corporation will carry out the required repairs with a total up to \$65,000. Resolved that Ray Joy will seek legal advice from Andreones Solicitors in this matter.

MOTION 7:
Parking Report

The Parking report was received (copy attached).

MOTION 8:
Communications Report

The Executive Committee thanked Bob Vernon for preparation of the Welcome Booklet for Pacific Park. Resolved that Bob Vernon will take over maintenance of Pacific Park's web site. Resolved to thank Peter Dickson for continuing support and design of the web site. Bob Vernon and Ray Joy will see Peter Dickson to speak about the web site's handover.

MOTION 9:
General Business

The following common property matters were discussed and resolved:

1. Gym – Arlaina Loibl contacted The Firm and provided their report dated 19.05.08 advising that the existing treadmills should be replaced as they are not fit for purposes. It is recommended that semi-commercial or commercial equipment should be installed at the gym. The Committee is not satisfied with The Firm's performance. Resolved that Arlaina Loibl will arrange for alternative quotes to maintain the gym equipment and to replace the treadmill.

There being no further business the meeting closed at 8.08 pm.