

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

**MINUTES OF**  
**EXECUTIVE COMMITTEE MEETING**  
*Monday, 18 August 2008*

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**M I N U T E S**

**Present:** R. Joy, B. McCosker, C. Murray, R. Vernon, A Loibl,  
I Smith, D Walker

**Apologies:** R. Flannery, T. Moon

**Attending:** B.Jaworski (Bright & Duggan Pty Ltd)  
J. Murray

**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  
*Minutes* meeting held **21<sup>st</sup> July 2008** with the following amendments:

**Motion 3:**

1. Resolved to increase grounds maintenance company maintenance payments by \$5 *per hour*.
3. Unit 139 works are approved subject to the following conditions:
  - Materials used must be in keeping with the rest of the building.
  - More information on the frostings is to be sought.
  - Proper Architectural drawings are to be acquired.
  - The works must be approved by Local Council.
  - The works must meet Fire Regulations.
5. To be deleted.

Matters arising:

1. The managing agent to issue all notices to comply.

**MOTION 2:** The financial statement was received. Treasurer's report dated **July 2008**  
*Financial statement* was tabled at the meeting (copy attached). The treasurer will consider if there are surplus funds that could be further invested.

- MOTION 3:**  
*Correspondence*
- Correspondence received and responded to as per the attached correspondence table. The committee wished to inform all owners that the lift breakdown matter has been raised with OTIS. The time of getting the lift back in operation was shortened by using a modified alternate motor. The committee is currently reviewing OTIS' agreement with a view of tightening up their response time.
- MOTION 4:**  
*Strata Managers Report*
- The Strata Manager's Report was received. Civil Fire Design's quote to repair 37 emergency lights @ \$4,194 plus GST was tabled and approved at the meeting.
- MOTION 5:**  
*Housekeeping Report*
- No sub-committee report was tabled. No matters requiring action were raised in the meeting.
- MOTION 6:**  
*Major Works Report*
- The Major Works August 2008 was tabled at the meeting (copy attached). That following the architect's inspection and recommendation the terrace of unit 97 has now been fully replaced, waterproofed and retiled by the Owners Corporation.
- A report on minor building works was also tabled (copy attached). Resolved that the committee suggests changes to the proposed Draft letter outlining the new arrangements for dealing with minor maintenance works as soon as possible. Once the letter is finalised it will be then posted to all residents, owners and real estate agents.
- Kristal Property Services will continue under certain circumstances to issue work orders to preferred service providers.
- The committee will provide computer and internet access to the on site office to assist in the coordination of works being undertaken on the site.
- MOTION 7:**  
*Parking Report*
- The Parking report was received (copy attached). It was requested that the sub-committee provides a journal of dates and times of the illegally parked vehicles to assist in enforcing the By laws. Item 7 of the said report – resolved that 2 quotes are sufficient.
- MOTION 8:**  
*Communications Report*
- The Communications report was tabled (copy attached). The Managing Agent to provide soft copy of the previous minutes of as many meetings of the Executive Committee and General Meetings of Owners as possible for the inclusion on the Pacific Park's web site.
- MOTION 9:**  
*Common Property*
- No matters arising.

There being no further business the meeting closed at 7.50pm.