

STRATA PLAN 47991
41 Rocklands Rd, Wollstonecraft

**MINUTES OF
EXECUTIVE COMMITTEE MEETING**
held Monday, 16th March 2009.

M I N U T E S

- Present:** P. Dickeson, R. Flannery, R. Joy, A. Loibl, C. Murray
- Apologies:** I. Smith, R. Vernon, D. Walker, B. McCosker
- Attending:** B. Jaworski (Bright & Duggan Pty Ltd)
A & D Anneseril
- Chairman:** Arlaina Loibl chaired the meeting and opened proceedings at 6.05pm.
- MOTION 1:** *Minutes* **Resolved** to adopt the minutes of the previous executive committee meeting held on 16th February 2009 with the following amendment:
- a. Motion 6. B – *Tony Moon* will approach North Sydney Council to improve the appearance of the Mater Park.
 - b. Motion 6. C - **Resolved** to approve removal of 3 x She-Oak Trees – *Madderlake Gardens have been appointed to action this.*
 - c. Motion 6.3. c – *the managing agent to write to the owners requesting permission to install the tinting of the windows and to provide a copy of Jack Mazuraki's advice.*
 - d. Motion 7.1. – the owner of Unit 16 to provide the full scope of the proposed renovations, including copies of his contractors licences and insurance to the EC.
- MOTION 2:** *Financial statements* The financial statement was received. The finance sub-committee met with Bright & Duggan and discussed various reports and other financial matters. The Committee noted that further \$50,000 has been invested in a cash maximiser account at 3.25% pa as noted on the balance sheet. The electricity billing cycle has been changed to monthly.

MOTION 3: The strata manager's report inclusive of the correspondence register was tabled and received at the meeting.
Strata Managers Report

MOTION 4: The following sub-committee's reports were received, discussed and actioned as required:
Committee Reports

1. Finance – matters discussed and dealt with under Motion 2 above.
2. Operations – Rosemary Flannery tabled and discussed the report at the meeting.
3. Works – David Walker was not present at the meeting. The report was deferred until the next meeting. David is currently working with Jack Mazuraki finalising the swimming pool upgrade.
4. Community Services (Communications/Gym) Bob Vernon was not present at the meeting. No report was tabled at the meeting.

MOTION 5: The recent correspondence report was tabled, discussed and actioned as appropriate by the managing agent:
Correspondence

1. **Resolved** to forward to the insurance company a copy of The Firm's maintenance reports in relation to the latest Liability Claim correspondence dated 5th March 2009.
2. **Resolved** to respond to the Community Consultation letter from North Sydney Council dated 3rd March 2009 to advise that the Owners Corporation do not accept this proposal.

MOTION 6: The conditions and use of common property be discussed and action taken to rectify any faults or problems:
Common property

1. The owner of unit 127 present at the meeting addressed the Meeting and discussed water penetration issues in the car park. Resolved that the owner of unit 91 formally submits the request to the Committee for consultation with Jack Mazuraki.
2. The hot and cold water pressure is still not satisfactory. In addition the pipes have been rattling in some units. Jack Mazuraki & Premier Waterproofing to attend to this problem ASAP.

MOTION 7:
Lot 14 Notice to Comply

- a) The owners corporation determined that **Giancarlo Serafini**, occupier of **Lot 14**, has breached **by-law 1** by creating noise on the parcel by playing loud music and singing late at night in such way that the noise interfered with the peaceful enjoyment of the occupiers of other lots and Police was called in.
- b) **Resolved** that a notice pursuant to section 45 of the Strata Schemes Management Act 1996 be served upon **Giancarlo Serafini** in respect of his breach of by-law 1, and that the common seal be affixed to the notice in the presence of Bright & Duggan Pty Ltd ACN 001 554 650, being a person authorised to attest the affixing of the seal.
- c) **Resolved** that the managing agent be authorised and instructed to effect service of the notice upon **Giancarlo Serafini**.

Next meeting will be held on Monday, 20th April 2009 at 6.00 pm.

There being no further business for consideration the Chairman declared the meeting closed at 7.24 pm.