

MINUTES

*of the Executive Committee Meeting of SP 47991,
held Monday, 20 July 2009*

Present: Ray Joy, Colin Murray, Rosemary Flannery, Arlaina Loibl, Bob Vernon, Peter Dickeson

Attending: Bart Jaworski (Bright & Duggan Pty Ltd)
Darren Cox & Emma Howard

Apologies: David Walker, Ian Smith, Barbara McCosker

Chairman: Ray Joy opened proceedings at 6:00pm.

Motion 1 ***Resolved*** that the minutes of the previous executive committee meeting held 1 June 2009 be adopted.

Minutes

Matters arising:

1. Unit 157 – there has been further communication between the managing agent and the owner to restore the common property wall within Lot 157 to its original condition with no further action taken by the owner. The Executive Committee resolved to appoint Heino to repaint the common property wall within 14 days at the owner's cost.
2. Unit 127 – TV Reception- Austrata attended to the problem and the reception has since improved.
3. The managing agent to provide the minutes to Kris Pruszynski to place them on the notice board after each meeting.

Motion 2
Strata Manager's
Report &
Correspondence

The strata manager's report and correspondence report were received. The Executive Committee resolved that all correspondence will be dealt with and resolved at the monthly meetings. The managing agent to forward all written correspondence and requests to Ray Joy and Arlaina Loibl for distribution to the Executive Committee. Matters will only be decided at the Committee Meetings. Agenda for the next meeting to have a separate Motion for Correspondence.

Motion 3
Committee
Reports

The following sub-committee's reports were received, discussed and actioned as required (copies of the said reports are available on Pacific Park's web site).

1. Finance – received.
2. Operations – received. The Executive Committee wishes to thank the residents/owners for returning the animal audit. The residents who did not return the audit are required to do so as they are currently in breach of the strata plan's by-law 16.
 - a. The managing agent to send a letter to Unit 7 for breach of by-law 17 for storing of 2 mattresses on the balcony, which have to be removed as soon as possible.
 - b. Follow up letter has to be sent to all other residents who have been notified of their breaches for storing items on their respective balconies and have taken no action to date. The managing agent to liaise with Rosemary Flannery.
 - c. Resolved to accept the quote from Matt Shillington to turf approximately 220m of lawns @ \$5,610.00 including GST.
 - d. Protocol for access cards is yet to be finalised. Rosemary to circulate a final draft to the Executive Committee for review and approval.
3. Works – received. The swimming pool will be re-opened on 1st August 2009. It is noted that lifts consultant – Jim Campbell and Associates have been appointed to review Otis' contract. The managing agent to organise a meeting with Bob Blanchard of Jim Campbell & Associates, Ray Joy & David Walker.
4. Community – received. Bob Vernon requested the Committee to provide some feedback on matters that they wish to include on Pacific Park's web site.

The Annual General Meeting will be held at The Crows Nest Centre on Tuesday, 8th December 2009 @ 6.30pm.

The next Executive Committee Meeting will be held on Monday, 17th August 2009 @ 6.00pm at Bright & Duggan's offices.

There being no further business the meeting closed at 7.52pm.