

MINUTES

*of the Executive Committee Meeting of SP 47991,
held Monday, 17 August 2009*

Present: R. Joy, A. Loibl, C. Murray, D. Walker, P. Dickson, I. Smith,
R. Vernon, R. Flannery

Attending: Lee Stroud (Bright & Duggan Pty Ltd)

Apologies: B. McCosker

Chairman: Ray Joy opened proceedings at 6:00 PM

*Motion 1
Minutes* **Resolved** that the minutes of the previous executive committee meeting held 20 April 2009 be adopted.

Matters Arising:

1. Strata Manager to send a copy of the Breach of By-Law letter issued to Unit 7 to the Executive Committee.
2. Unit 157 has been noted to have been sold. The common property wall is to be painted by Heino.
3. Strata Manager to chase up Campbell's and Associates Lift report.

*Motion 2
Strata Managers
Report* No Strata Managers Report was received.

*Motion 3
Correspondence* The following items of correspondence were discussed and resolved:

1. Unit 69 and 157 Foxtel request. R. Joy to draft a letter advising these Units and any others interested that the Owners Corporation are investigating the building wide installation of Foxtel. Should the Owners wish to proceed with their own installation then a detailed plan of installation

- must be presented to the Owners Corporation for approval.
2. Lots 78 and 157 to be issued with a Standard Cat approval letter.
 3. Unit 157:
 - i. request for floorboards – Standard approval letter to be sent.
 - ii. Stained terrace tiles – Premier waterproofing to be asked to check the fall levels.
 - iii. Air Conditioning – a site map for the installation is to be requested. It is to be noted that wall mounted condenser Units are not allowed.
 4. Unit 43's correspondence is to be kept in the correspondence report until it is closed off.
 5. Unit 138 water ingress issue. Jack Mazuraki is to be asked to investigate this issue and report back to the Committee.

Resolved that important correspondence received by way of the website be tabled on the Correspondence report and dealt with at the Monthly meetings.

*Motion4
Committee
Reports*

1. **Finance report** – Received
2. **Operations** –
 - i. The process for residents to obtain new/replacement complex access cards to be finalised and uploaded to the Website (www.pacificpark.org). Additionally copies will be available from the complex front office via Kristal Property Services, and Strata Managers, Bright and Duggan.
 - ii. The Visitor Parking By-Law has been approved by the Executive Committee to be taken to a Strata Lawyer for Drafting. The By-Law is to be presented to the 2009 AGM.
 - iii. KSS Security will be asked to carry out an audit of those vehicles entering and exiting the premises on 2 dates to be determined. This is to ensure that only persons entitled to use the car park are doing so.
 - iv. It has been noted that 2 garages have been recently rented to non-residents. The Executive Committee have reminded the Residents responsible that none of the amenities are to be used by the garage renters.
3. **Works** –
 - i. The Pool and Gym Refurbishment is complete. There are a few minor defects that are being rectified.
 - ii. A vote of thanks was taken for Kristal Property Services and Premier Waterproofing for all of the effort they have put in on this project and for the official opening party.
 - iii. Communication re-cabling. Jack Mazuraki is seeking 2 proposals for this work. D. Walker to chase him up.
 - iv. Civil Fire Quotes – The actual inspections reports are to be requested and circulated to the Executive Committee.

4. **Community Services –**
 - i. It has been reported that the Community website is currently being updated.
 - ii. Website Correspondence is to be sent to Bright and Duggan for inclusion into the Correspondence report.

There being no further business the meeting closed at 7.25 PM.