

## MINUTES

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*of the Executive Committee Meeting of SP 47991, 41 Rocklands Road, Wollstonecraft  
held Monday, 21 September 2009*

*Present:* R. Joy, A. Loibl, C. Murray, D. Walker, P. Dickson, R. Vernon

*Attending:* Bart Jaworski (Bright & Duggan Pty Ltd)

R. Condon

*Apologies:* B. McCosker, I. Smith, R. Flannery

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

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*Motion 1  
Minutes* **Resolved** that the minutes of the previous executive committee meeting held 18 August 2009 be adopted.

**Matters Arising:**

1. Strata Manager to chase up Campbell's and Associates Lift report.
2. Unit 157 to supply a site map for the air conditioning installation.
3. Unit 138 – water ingress issue has been looked at and will have to be checked again after the next heavy rain.

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

*Motion 3  
Correspondence* The correspondence report was tabled at the meeting. The required correspondence has been replied to.

*Motion4  
Committee  
Reports*

1. **Finance report** – Received. All major works are now completed. Budget for the next financial year to be prepared for consideration at the next meeting.
2. **Operations** – Received:
  - i. 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. Rosemary Flannery to action.
  - ii. 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. Rosemary Flanner to provide the unit numbers.
  - iii. Ray Joy to terminate the services of Madderlake Gardeners Pty Ltd and to engage Mulch Landscaping to take over the garden maintenance as per the quote tabled at the meeting.
  - iv. Units 43 & 157 – Foxtel installation requests in the current format were not approved. The Owners Corporation confirmed that it can not be a contracting party in the agreements put forward by Foxtel for these individual lots. Any agreements must be between the lot owner and Foxtel only. The Executive Committee confirmed that owners may install Foxtel at the property on the condition that the installation does not compromise the appearance of the common property. Owners seeking approval for an installation are required to supply installation plans showing the location of the proposed wires and cables, and a confirmation that any underlying utility services required i.e power are derived from within the lot itself and not the common property. It should be noted that the Owners Corporation is working towards a full building solution and the expectation is to have a costed proposal ready for owner approval at the AGM
3. **Works** – David Walker to provide the works report next week.
  - i. Cabling – Jack Mazuraki has 5 recommendations to re-cable the property. David Walker asked Jack to prepare a written report to the Executive Committee for all options. The Committee will meet informally on Saturday, 27<sup>th</sup> September with Jack to discuss his advice.
  - ii. Fire Services – quotes from Civil Fire Design have been approved for the common property items only excluding electrical works, not essential repairs and locks and self closers which are the owners' responsibility to repair and maintain. The managing

agent to write to the owners of the units shown on the maintenance report advising that the repairs will have to be carried out to the essential fire services and that the cost will be passed back on to the owners for payment. Copy of the quotes to be included in the letter Alternative quotes for the electrical works is being sought from Jonas Electrical.

4. **Community Services** / Gym – Received.
  - i. Bob Vernon to put forward some gym equipment upgrade recommendation.
  - ii. Foxtel letter prepared by Ray Joy to be placed on Pacific Park's web site.

*There being no further business the meeting closed at 7.25pm. .*