

## MINUTES

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*of the Executive Committee Meeting of SP 47991, 41 Rocklands Road, Wollstonecraft  
held Monday, 19 October 2009*

*Present:* R. Joy, A. Loibl, C. Murray, P. Dickson, R. Vernon, R. Flannery  
*Attending:* Bart Jaworski (Bright & Duggan Pty Ltd)  
*Apologies:* I. Smith, D. Walker,  
*Chairman:* Ray Joy opened proceedings at 6:00pm.

***Motion 1*** ***Resolved*** that the minutes of the previous executive committee meeting  
*Minutes* held 21 September 2009 be adopted.

**Matters Arising:**

1. Jim Campbell and Associates Lift report dated 1 October 2009 has been received.
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.
4. The Visitor Parking By-Law has been approved by the Executive Committee to be taken to a Strata Lawyer for Drafting.
5. It has been noted that 2 garages have been recently rented to non-residents. These are Units 4 and 38.
6. Units 43 & 157 – Foxtel installation applications pending more detailed information from the owners.

***Motion 2***  
*Strata Managers Report*

1. Strata Managers Report was received and tabled at the meeting.
2. The strata manager to prepare a log of all approval letters issued to all Lots in the past.
3. The annual fire safety statement was lodged with North Sydney Council on 15 October 2009.
4. Unit 2 – the strata manager to advise the owners that the allocation of the roof area outside of the said unit as an exclusive use is not appropriate at this point.

5. Unit 100 – the strata manager to respond to the owner’s email of 7 October 2009 tabled at the meeting.

**Motion 3**  
*Correspondence*

The correspondence report was tabled at the meeting. The required correspondence has been replied to.

**Motion 4**  
*Committee Reports*

1. **Finance report** – Received.  
The proposed budget for the financial year 2009-2010 has been tabled and discussed at the meeting. The Executive Committee resolved to adopt the proposed budget for the presentation at the Annual General Meeting scheduled for 8 December 2009. The Admin Fund to be at \$568,000 including GST and the Sinking Fund to be at \$572,000 including GST p.a. An updated building valuation for insurance purposes is being currently obtained.
2. **Operations** – Received. It appears that the residents have complied with the Executive Committee’s requests not to hang washing on the balconies and not storing large items such as fridges and beds on the balconies for the purposes of the Strata Plan’s By-laws 10 & 17 retrospectively. Unit 105 is yet to remove the bed from the balcony.
3. **Works** – Received.
  - i. Cabling – The Committee met informally on Saturday, 26 September with Jack Mazuraki. Proposal for the recommended upgrade is being currently prepared with the intention to present it to the AGM.
  - ii. Fire Services – the Annual Fire Safety Statement has been lodged with North Sydney Council. There are still some minor repairs that have to be carried out. The Committee will schedule these repairs accordingly. Next Fire Safety Inspection to be carried out either late in the afternoon or on a Saturday.
4. **Community Services / Gym** – Received.
  - i. Gym equipment maintenance agreement with The Firm has been renewed for a period of 12 months commencing from October 2009 at the same rates.

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