

## MINUTES

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*of the Executive Committee Meeting of SP 47991, 41 Rocklands Road, Wollstonecraft  
held Monday, 16 November 2009*

**Present:** Ray Joy, Arlaina Loibl, Colin Murray, Peter Dickeson, Robert Vernon  
**Attending:** Bart Jaworski (Bright & Duggan Pty Ltd)  
**Apologies:** David Walker, Ian Smith, Rosemary Flannery  
**Chairman:** Ray Joy opened proceedings at 6:00 PM

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**Motion 1** **Resolved** that the minutes of the previous executive committee meeting held 19  
**Minutes** October 2009 be adopted.

**Matters arising:**

**Motion 1:**

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 – pending.
3. Unit 138 – water ingress issue has been looked at and will have to be checked again after the next heavy rain – pending.
4. Completed.
5. Completed.
6. Units 43 & 157 – Foxtel installation applications pending more detailed information from the owners.

**Motion 2:**

1. Completed.
2. The strata manager to prepare a log of all approval letters issued to all Lots in the past – pending.
3. Completed.
4. Completed.
5. Unit 100 – works in progress.
6. To note that the AGM will be held on **Tuesday**, 08 December 2009.

**Motion 4:**

1. The sinking fund amount should read \$319,000 and the proposed special levy of \$600,000 to be paid over 2 years.

**Motion 2**  
*Strata Managers  
Report*

The strata manager's report was received.

**Motion 3**  
*Correspondence*

Correspondence:

1. Unit 157 – the installation has been approved subject to variation of contract with Foxtel.
2. Unit 161 – flyscreen installation approved on the condition that the product is in 'Red Earth' colour purchased from Elite Home Improvements on 9680 4000 to match the window frames colour.
3. Unit 61 – the managing agent to respond to the letter.
4. Unit 157 – request for a wheel chair access to be approved. Premier Waterproofing to quote on installation of a ramp outside of Foyer 1.
5. Unit 22 – wall cracking – report pending.

**Motion 4**  
*Committee  
Reports*

1. **Finance report** – Received. The managing agent to change Jack Mazaraki's charges to the Sinking Fund.
2. **Operations** – Received. R. Joy to speak to R. Flannery to check if she wishes to hand over the keys/swipe card access management to Kris from Kristal Property Services. Kristal's proposal was tabled at the meeting and approved by the Executive Committee at \$44 per hour at 10 hours per week at this point for on site building supervisor.
3. **Works** – No report tabled this month.
4. **Community Services / Gym** – Received. B. Vernon to check the conditions of the exercise bikes.

**Motion 5**  
*Common  
Property*

No matters arising.

*There being no further business the meeting closed at 7.10pm.*