

MINUTES

*of the Executive Committee Meeting of SP 47991, 41 Rocklands Road, Wollstonecraft
held Monday, 15 February 2010*

- Present:* Ray Joy, Arlaina Loibl, Colin Murray, Peter Dickeson, Robert Vernon,
Chris Wykes, Sue Boyd
- Attending:* Bart Jaworski (Bright & Duggan Pty Ltd)
Kris Pruszynski (Kristal Property Services)
Judy Murray
- Apologies:* David Walker
- Chairman:* Ray Joy opened proceedings at 6:00 pm.

Motion 1 **Resolved** that the minutes of the previous executive committee
Minutes meetings held 16 November 2009 & 8 December 2009 be adopted.

Matters arising:

1. Jim Campbell and Associates Lift report dated 1 October 2009. Update required.
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. Units 43 & 157 – Foxtel installation applications pending more detailed information from the owners.
5. The strata manager to prepare a log of all approval letters issued to all Lots in the past – pending
6. Unit 22 – wall cracking – report pending.

Motion 2 **Motion deferred.**
Operation of EC
Sub Committees

- Motion 3
Financial
Position* **Resolved** to receive the statement of financial position and statement of financial performance.
- Motion 4
Strata Managers
Report* 1. The managing agent advised that the Special By-laws passed at the AGM have now been registered on the Certificate of Title. Copy of the by-laws must be sent to all occupants.
2. The managing agent to send a follow up letter to the occupants of Unit 105 to remove the bed stored on the balcony. Copy to R. Flannery.
- Motion 5
Committee
Reports* 1. **Finance report** – Received. The managing agent to forward the arrears report to the Committee.
2. **Operations** – Received.
- a. S.Boyd to help R.Flannery with contacting Bradfield College.
- b. The Committee advised that the new gardening services are currently under review.
- c. Building Supervisor – the Committee discussed the current role of the building supervisor’s and agreed to extend the current contract to 15 hours per week at this point.
3. **Works** – Received.
4. **Community Services / Gym** – Received. The design of the cabling for communications and security infrastructure upgrade is now complete. Downer Universal is currently finalising the installation plan. The Executive Committee will prepare a document in the near future explaining the installation process.
- Motion 6:
Correspondence* Correspondence received over December and January has been discussed and actioned as required. The managing agent to issue standard approval letters to the owners seeking the Owners Corporation’s consents for various works in accordance with the Committee’s resolution for each request.
- The Executive Committee advises that owners must seek written consent for ALL works prior to the works commencement in accordance with the Strata Scheme’s By-laws. The Executive Committee will consider all written requests at their monthly meetings.
- Motion 7:
Common* The conditions and use of common property was discussed and resolved the following:

property

1. Kris to attend to the stairs from the garden area.

There being no further business the meeting closed at 7.40 pm.