

## MINUTES

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*of the Executive Committee Meeting of SP 47991, 41 Rocklands Road, Wollstonecraft  
held Monday, 19 April 2010*

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

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- Motion 1  
Minutes*                    **Resolved** that the minutes of the previous executive committee meeting held 15 March 2010 be adopted.
- Motion 2  
Building  
Supervisor  
Report*                    The building supervisor's report was received, discussed and actioned as required.
1. One of the main problems was lack of power, which was handled really well by the building supervisor. The electrician replaced the sub-board, which caused the failure.
  2. There has been a problem with Lift No 5, which is currently being addressed.
  3. The building supervisor to organise the air conditioning contractor to adjust the temperature at the gym/pool area.
  4. The Committee is concerned about lack of security caused by some residents, who leave doors jammed and opened for a long periods of time. Kris to deliver notices to the residents to request that all external doors be kept closed.
- Motion 3  
Operation of EC  
Sub Committees*                    The Executive Committee discussed the general operation of the building supervisor and the Sub-Committee. Resolved to defer this matter for the time being.
- Motion 4  
Strata Managers  
Report*                    The strata managers report was received and discussed. The Committee authorised owners' requests for air conditioning installations, hard flooring etc subject to the standard terms and conditions.

*Motion 5  
Committee  
Reports*

1. Operations – received. **Resolved** to write a letter to all occupants to request that non-garden furniture, washing or fairy lights should not be kept on the balconies as they do not keep with the appearance of the building and do not comply with by-law 17.
2. Works – received. The work method statement for the infrastructure installation is almost completed and will be provided to all residents closer to the works commencement date. The contract for the Owners Corporation is very close to being finalised and most likely will be ready for authorisation before the end of April. The cabling works should be carried out within 3 months.
3. Community Services (Communications/Gym) – received. The Committee noted that there were fewer enquiries on Pacific Park’s web site due to the building supervisor’s presence. **Resolved** that alternative quote for the gym equipment replacement be sought.

*Motion 6  
Common  
property*

**Resolved** to authorise the quote from Kristal Property Services for the garden maintenance. Chris Wykes to authorise the termination of the current contract and appointment of Kristal.

*Motion 7  
Financial  
Position*

The statement of financial position and performance was received

*There being no further business the meeting closed at 7.55pm.*