

## MINUTES

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*of the Executive Committee Meeting of SP 47991, 41 Rocklands Road, Wollstonecraft  
held Tuesday, 22 February 2011*

**Present:** Ray Joy, Colin Murray, Arlaina Loibl, Sue Boyd, Peter Dickeson, Trent Mackie,

**Apologies:** Robert Vernon, David Walker, Chris Wykes

**Attending:** Bart Jaworski (Bright & Duggan Pty Ltd)  
Kris Pruszynski (Kristal Property Services)  
Anne Joy, S Miller,

**Chairman:** Ray Joy chaired the meeting and opened proceedings at 6:00pm.

**Motion 1**                    **Resolved** that the minutes of the previous executive committee meeting  
**Minutes**                    held 15 November 2010 and 7 December 2010 be adopted.

**Motion 2**                    **Resolved** that the building supervisors report was received, discussed and  
**Building**                    actioned as required.  
**Supervisors**

**Report**

1. Intercom system. Austrata Electronics restored the system, which is currently operational – Austrata to prepare list of spare parts to be held on site to facilitate maintaining this system.
2. Water leaks in individual units refer Major Works.
3. The fire compliance contractors –Civil Fire Design – carried out the six monthly testing of the essential fire services without any notice to the building supervisor or the residents. Power was turned off for approximately 90 minutes for this reason. This was not a power failure. Civil Fire have been advised all future tests are to be pre arranged and the Building Supervisor to advise residents of the dates for the testing.
4. The Building Supervisor has noticed that more unwanted household items and rubbish is being dumped by the residents throughout the complex. Some offenders have been identified and the cost for removing these items will be invoices to them under the Strata Plan's By-law.

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5. Ventilation Fans - The mechanical engineer is yet to establish the reasons for failure of some of the ventilation fans. Some of the fans have been found too large for their purpose and therefore create more noise. This matter is still being investigated.
6. The building supervisor is attending to maintenance of the common property adjacent to Unit 2.

*Motion 3  
Strata Manager  
Report &  
Correspondence*

The strata managers reports was received and discussed. The Executive Committee approved the following requests subject to the standard terms and conditions:

1. 87 – permission for a floating floor.
2. Unit 134 – permission to house a dog. Unit
3. Units 27, 34 and 127 – owner to submit a sketch for the air conditioning location, drainage prior to approval.
4. Unit 68 – owner to submit a sketch with the proposed changes to the sliding balcony door prior to approval.
5. A number of letters have been received from the residents complaining about nuisance caused by smoking, smoke penetration and inappropriate cigarette butts disposal into other's courtyards and lower balconies. **Resolved** that a special By-law be drafted for the next AGM/EGM for consideration by the owners
6. Unit 54's request for additional pay TV services via the new system has been noted. The Committee will request detail of the technical issues and costs from UGC and advise the owner accordingly.
7. Unit 124 – claim for loss of rent arising from the scaffolding installation this claim was rejected and the reasons for the rejection will be advised to the owner .  
West Façade Repairs notification has been hand delivered to all residents on 21<sup>st</sup> January by the building supervisor and later posted to all non-resident owners. The works were discussed at the Committee Meetings held in July, August, September and then in December following the AGM. Further, the contractor Premier Waterproofing spoke to the occupants of Unit 124 prior to erecting of the scaffolding in their courtyard.
8. Development Application – 200-220 Pacific Hwy, Crows Nest has been received by the owners. The Committee will not object to this development and The Owners – Strata Plan No.47991 will not be objecting to this DA. Owners who wish to object to this DA should do so directly with North Sydney Council.

*Motion 4  
Committee  
Reports*

1. Operations – received and discussed.
  - a. The managing agent to request Bradfield College to provide more garbage bins for their students.
  - b. Resolved to purchase 5 x 240L recycling bins.
  - c. The building supervisor to obtain a quote from KSS Security to attend the property for 2 days over 2 weeks to record the swipe card numbers and vehicles number plates entering the

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- building. This survey to take place between 5-7. There has been an increase number of the residents parking regularly in the visitors car spaces.
- d. The managing agent to obtain a quote from OTIS for lift indicators and to provide a copy of the lift contract to Colin, Ray and Kris.
  - e. Trent Mackie and Sue Boyd agreed to join the Operations Committee and assist Colin.
  - f. A roster for Committee members living on site to assist in monitoring the parking on site to be prepared by Colin
2. Works – received and discussed
    - A. Façade Repairs Stage 2  
Works commenced on 31/1/11 and progress is in accordance with the programme.
    - B. The final installation stage commences 28 February with 38 units still to be completed. There were 24 units which never made a booking which we have written to the owners, left a note under their door and Kris has also door knocked all to make a booking. 4 units have still not responded. The work should be completed by mid March. All other units are active. Units who have not responded will be responsible for the additional costs and delays of cabling their units. We are still awaiting advice from UCG as to whether we need to ventilate the main equipment room.
    - C. Additional works for the following individual units to be investigated – 160, 101, 88, 87, and 116.
  3. Gardening – received and discussed.
  4. Community Services (Communications/Gym) – received and discussed. Trent Mackie to join Robert Vernon on the gym sub-committee.

*Motion 5  
Common  
property*

No matters arising.

*Motion 6  
Financial  
Position*

**Resolved** to receive the statement of financial position and statement of financial performance for the period 1/11/2010 – 28/2/11.

Next meeting will be held on Monday, 21 March 2011 at 6pm.

*There being no further business the meeting closed at 8.15pm.*