



MINUTES

*of the Executive Committee Meeting of SP 47991, 41 Rocklands Road, Wollstonecraft
held Wednesday, 1 February 2012*

Present: Sue Boyd, Peter Dickeson, Bob Vernon, Chris Wykes, Trent Mackie

Attending: T Moon, S Howes, R & S Sexton
B Jaworski (Bright & Duggan Pty Ltd), K Pruszynski (Kristal Property Services), I Prentice (Core Project Consulting), M Beamish (Finlease)

Chairman: Chris Wykes chaired the meeting and opened proceedings at 6:00pm.

Motion/ Minutes **Resolved** that the minutes of the previous executive committee meeting held 21 November 2011 be adopted.

Matters arising:

1. Ventilation fans – the fans on the roof fans above Units 16, 44 and 162 are yet to be replaced as the original contractor withdrew their offer to attend to this project. New electrician has been appointed under the supervision of Terry Thompson.
2. Common property windows – washed.
3. Pavers will be repaired in February.
4. Painting – internal foyers – the managing agent to contact the painter to paint all the internal doors at \$50 as it was never part of the original quote for them to attend to the doors but walls touch up only. This is because the touch up to the doors is unsatisfactory.
5. Units 94 and 137 have now been cabled by Universal as part of the original contract. Unit 13 still remains incomplete.

- Motion 2
Building
Supervisors
Report* The Building Supervisors report was not tabled at the meeting.
- Motion 3
Strata Managers
Report &
Correspondence* The Strata Managers report was received and discussed.
1. Unit 127 – noise complaint during the long weekend – breach of by-law letter posted.
 2. Units 34 and 161 – large gaps in the brick walls above the external doors – being attend to by Core Project.
 3. Unit 110 – request for a non-smoking by-law for the AGM.
 4. Unit 152 – kitchen renovations – approved subject to the standard terms and conditions.
 5. Unit 122 – vergola installation – approved in beige / external brick matching colour subject to the standard terms and conditions.
 6. Car park – complaints about visitor carpark misuse and obstruction of the common property. Cars parked on the ramp and in front of garages blocking access. The Executive Committee is continuing to address this.
- Motion 4
Common
property* The condition and use of the common property was discussed and resolved the following:
1. CCTV – resolved to upgrade the system subject to an amended quote received.
- Façade repairs – Core Project Consulting (**CPC**) tabled 5 Tenders received for the remainder of the façade repairs. The Executive Committee discussed the documents with Ian Prentice who was present at the meeting. Resolved to put to the Annual General Meeting the engineer's recommendations, namely Higgins Pty Ltd. Premier Waterproofing who completed the other stages of the façade repairs declined to formerly tender. In order to finance this project in one stage a loan package will be presented to the annual general meeting with the repayments calculated in the sinking fund. Cover letter will be sent with the AGM Agenda.
- Motion 5
Financial
Position* The financial statements were tabled and received.
- Motion 6
Resignation* David Walker's resignation was accepted. The owners extended their vote of thanks for his contributions and services.
- AGM* The AGM to be held on Tuesday, 28th February 2011 at the Crows Nest Centre.

There being no further business the meeting closed at 8.00pm.