

## MINUTES

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*of the Executive Committee Meeting of SP 47991, 41 Rocklands Rd, Wollstonecraft  
held Monday, 2 July 2012*

*Present:* Chris Wykes, Bob Vernon, Tony Moon, Trent Mackie, Sue Boyd, Michael Morris

*Attending:* Bart Jaworski (Bright & Duggan Pty Ltd),  
Kris Pruszynski (Kristal Property Services).

*Apologies:* Stephen Howes

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

*Motion 1  
Minutes* **Resolved** that the minutes of the previous executive committee meeting held 21 May 2012 be adopted.

Matters arising:

Motion 2.

- 2.1 – Slippery tiles in Pool / Gym area – Safe Tile anti slip treatment applied.
- 2.2 – Signage on Pool / Gym walls – not finalised yet. Emma Howard to provide the quote.

Motion 3.

- 1. Painting – of the Portico is scheduled. Resolved to appoint new contractor. Kris to attend.
- 2. Swimming pool equipment and water chemical balance – resolved to install new chlorinators. Kris to attend.

Motion 5.

- 1. Signage -pool/gym – yet to be provided.
- 2. List of preferred contractors – completed and discussed in Motion 3 above.
- 3. Intercom - quote for repair approved. The spare parts – new door station, power supply and decoder module have been ordered.
- 4. Emergency training for EC members – Tony Moon will arrange a shared folder for an electronic copy of the emergency procedures for Pacific Park. Completed.

*Motion 2  
Financial  
Position* The statement of financial position and performance was received. **Resolved** to issue summons against two Lot owners to recover the outstanding levies.

- Motion 3  
Building  
Supervisor  
Report*                   The building supervisors report was received and discussed.
- Motion 4  
Strata Managers  
Report &  
Correspondence*                   The strata managers report & correspondence was received and discussed.
- Motion 5  
Common property*                   **That** the conditions and use of common property be discussed and action taken to rectify any faults or problems:
1. Swimming Pool tile sealing – completed.
  2. Unit 162 tiling issue - Completion delayed due to the tenant using the watering system and wet weather.
  3. CCTV - 16 new cameras have been installed. Kris to organise training with Integral Security Management and the Committee Members
  4. Roof Fans - the new fan in Foyer 10 broke down and had to be replaced under warranty. There is also an issue with a fan servicing Unit 122. Both fans are being replaced.
  5. Signage -pool/gym – Emma Howard to present the quotes.
  6. Emergency training for EC members – completed.
  7. Roof top communications regarding spas and heavy objects. Kris to inspect the top floor balconies to identify any heavy objects such as large port plants or spas, which due to their weight cause structural damage to the waterproofing membranes.
  8. KSS Security Patrols – Kris to request KSS Security to prepare new proposal for one patrol per night to include inspection of the gym and the pool area.
  9. Lights in the building – **resolved** to obtain quotes to replace all tubes and lights in the common areas with LED lights. The managing agent and Kris to action.
  - 10.
- Motion 6  
Remedial repairs*                   Stage 3 has been completed satisfactory as confirmed by Core Project Consulting.
- Motion 7  
Sinking Fund  
Forecast*                   **That** the sinking fund forecast for 2011-2012 to be reviewed at the next meeting.
- Next meeting – Monday, 13 August 2012
- There being no further business the meeting closed at 7.15pm.*