

MINUTES

*of the Executive Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Monday, 14 April 2014*

Present: Chris Wykes, Michael Morris, David Russell, Clive Mackay, Bob Vernon,
Apologies: Trent Mackie, Emma Howard, Jade Astbury, Guy Williams,
Attending: Bart Jaworski (Bright & Duggan Pty Ltd), Kris Pruszynski (Kristal
Property Services)
Chairman: Chris Wykes opened proceedings at 6:05pm.

Motion 1 **Minutes** **Resolved** that the minutes of the previous executive committee meeting held 3 March 2014 be adopted with the following amendment:

Present: Bob Vernon

1. Motion 5 – item - Bob Vernon was elected to fill the vacant position on the Committee to be moved to Other matters: - Bob Vernon was elected to fill the vacant position on the Committee.

Motion 2 **Financial Position** **Resolved** to receive the statement of financial position and statement of financial performance for the period ended 31 March 2014.

1. Insurance premiums were paid on 05 April 2014. The policy was renewed with Allianz after several quotes were received.

Motion 3 **Building Supervisors Report** The building supervisors report was received and discussed at the meeting. Copy attached.

1. Unit repairs
 - a. Commenced in Units 21, 43, 69, 71, 87, 153 and 155 by Everest Contracting.
 - b. Pending advice from CORE on Units 20, 66, 90, 92, 95, 98 and 121.
2. Outstanding / new items:
 - a. Unit 161 exhaust fan repairs – owner requested not to proceed with installation of the internal extractor fan at this point.
 - b. New glass front door – sleeve / strip to be installed to

*Motion 3
Building
Supervisors
Report
(Continued)*

- close the gap. Building supervisor to follow up Dorma.
- c. Foyer 9 – leaking gutter to be repaired.
 - d. Light fittings near the tennis court to be repaired.

*Motion 4
Strata Managers
Report and
Correspondence*

The strata managers report and correspondence was received and discussed:

1. Unit 98 – complaint about workers from Mater Hospital placing cigarette butts in the gardens. Letter to be sent.
2. Unit 69 – privacy screen – has not been removed by the owner.
3. Unit 97 – warranty repairs lodged with Premier Waterproofing regarding cracked tiles on the balcony. Resolved to appoint CORE to inspect the area to assist with the claim.
4. OTIS –four letters to OTIS sent regarding their contractual obligations and dissatisfaction with their service.
5. Mater Hospital – to request tree trimming to the roof line.
6. CORE Project Consulting to be reminded to inspect Common Property only.
7. 39 Owners have signed up for electronic service of notices to date.

*Motion 5
Common
property*

The conditions and use of common property was discussed and resolved the following:

1. Lifts – resolved to proceed with JCA Consulting to prepare a report on all lifts and whether Lift No 2 requires replacement. Continuing problem with OTIS and Lift No 2 in particular. The lift was out of service completely for about 4 weeks in December / January. OTIS took a long time to fix it, partly because they had no replacement part in stock. The fix for Lift No 2 has not been satisfactory. It works only intermittently, often trapping residents. Contract with OTIS expires on 2 April 2015.
2. Lighting upgrade – Clive Mackay tabled Garage Lighting report. Lighting upgrade – Clive Mackay tabled Garage Lighting report. Resolved to further review the cost savings and ask Clive Mackay to look at alternative cost saving upgrade solution. Quotes to be circulated by email for the Committee's approval.
3. Next meeting – 26 May.

There being no further business the meeting closed at 7.45pm.