

## MINUTES

*of the Executive Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,  
Wollstonecraft  
held Monday, 7 July 2014*

**Present:** Chris Wykes, Michael Morris, Clive Mackay, Bob Vernon, Emma Howard,  
Jade Astbury

**Apologies:** David Russell, Guy Williams

**Attending:** Bart Jaworski (Bright & Duggan Pty Ltd),  
Kris Pruszyński & Michael Kopczynski (Kristal Property Services)

**Chairman:** Chris Wykes opened proceedings at 6:00pm.

**Motion 1 Minutes** **Resolved** that the minutes of the previous executive committee meeting held 19 May 2014 be adopted

**Motion 2 Financial Position** **Resolved** to receive the statement of financial position and statement of financial performance for the period ended 30 June 2014.

1. Levies in arrears update.
2. Other arrears – the managing agent to provide the break down.

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

1. Completed repairs in Units 43, 87, 153 and 155.
2. Repairs in progress or waiting CORE's reporting in Units 15, 22, 66, 88, 90, 91, 92, 95, 98, 118, 121, 122, 151, 152.
3. Unit 69 – leak through the roof is within the actual lot between the enclosure added by the owner and the unit. Not a strata related leak.
4. Unit 72 – common walls cracks repairs on hold. To be done when the current tenant vacates.
5. Laundries and storage of items on balconies – circular was issued to all residents. It has not been effective. Some residents continue to hang washing on their balconies against the registered strata plan's by-law 10. The building supervisor was instructed to take photographs of the offending units in order for the managing agent to serve the respective residents with Notices to Comply.
6. Kris to install signage in the pool and spa area to advise the residents that anyone caught adding soap and other inappropriate chemicals to the spa will be charge for full cost to empty the spa, service and chemicals to restore the spa.
7. Kris to obtain a quote to install CCTV facing the spa to identify the offenders. There are existing cameras in the pool area already.
8. Kris to be reimbursed for the moisture reader.
9. Kris to change the format of the current unit repairs report to include CORE inspection date, EC's approval date, commencement and completion dates.
10. Unit 70 – Kris to attend to the noisy fan repairs.

powered by



esquire

*Motion 4  
Strata  
Managers  
Report and  
Corresponde  
nce*

The strata managers report and correspondence was received and discussed:

1. Unit 69 – Owner removed the privacy screen referred to in Motions 6-8 of the EC Meeting held on 19 May 2014. The screen on the left hand side of the balcony is still in place.
2. Unit 155 – owners were present before the commencement of this meeting to discuss their proposal to remove load bearing wall in their kitchen. The owners agreed to wait with the works to December and to seek the Owners Corporation's consent for their special by-law that has been submitted to the EC.
3. Unit 21 – request to change the balcony door configuration from sliding to opening outwards due to owner's disability has been approved. New windows would be in line with the other units above.
4. Unit 43 – request for structural renovations received. The owner will provide the necessary structural engineer's report and a by-law for the works. The owners corporation will reimburse the owner for obtaining a copy of the structural plans for the building from North Sydney Council. The plans will be accessible to all owners for future works.
5. Unit 70 – floating floor boards intallation approved at the owner's cost subject to the standard terms and conditions.
6. OTIS – has not responded to our letter of 4 June 2014. Undated letter from OTIS was received on 29 May 2014 referring to our earlier letters dated 11 March 2014 and 11 April 2014.
7. Owners are encouraged to save disbursement costs and to email the managing agent at [general@bright-duggan.com.au](mailto:general@bright-duggan.com.au) to consent to electronic service of notices.

*Motion 5  
Common  
property*

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

1. Fibre optics – Clive Mackay to explore the option to connect fibre optics internet to the property with Optus. In progress. Clive to carry out a survey to establish the residents interest to use fast speed internet.
2. Lighting upgrade – Clive Mackay is obtaining quotes for the recommended updates.
3. Next meeting – 18 August

There being no further business the meeting closed at 7.50pm.