

MINUTES

*of the Executive Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Monday, 29 June 2015*

Present: David Russell, Ho Tuan Truong, Bob Vernon, Michael Morris, Tony Moon, Clive Mackay, Ian Stewart

Apologies: Trent Mackie, Jade Astbury, Kris Pruszyński

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

Chairman: David Russell chaired the meeting and opened proceedings at 6:00pm.

*Motion 1
Minutes* **Resolved** that the minutes of the previous executive committee meeting held 11 May 2015 be adopted with the following amendment:

Present: Clive Mackay

*Motion 2
Executive
Committee* Chris Wykes' resignation was accepted. Ian Stewart was appointed as a new Executive Committee Member.

*Motion 3
Office Bearers* **Resolved** that David Russell be appointed as the new Chairman.

*Motion 4
Financial
Position*

1. **Resolved** to receive the statement of financial position and statement of financial performance for the period ended 29 June 2015.
2. The managing agent to provide further information about the entries for the loan repayments under the Sinking Fund Code: Loan & % Repayment Façade.
3. The managing agent to provide a copy of the top up loan agreement with Macquarie Bank already requested from the broker.

*Motion 5
Building
Supervisors
Report* The building supervisors report was received and discussed as follows:

1. CCTV in the visitors car park – resolved to defer obtaining quotes to install additional cameras at this point. The existing cameras are sufficient to monitor the car park.
2. Moving in or out bonds - After analysing situation we do not believe,

*Motion 5
Building
Supervisors
Report –
Continued*

collection of bond for moving in or out will be practical nor is it necessary. Please note that:

- we did not note any significant damages caused by removalists over that past year,
 - collection of bond would require inspection prior to and after moving in/out which with part time Supervisor is nearly impossible,
 - in order to prove damage done by removalists sometimes many areas of the building would have to be inspected e.g. people moving to rear foyers.
3. Unit 142 – CORE’s report tabled in Motion 7 below. **Resolved** to instruct CORE to prepare the technical specifications and to seek tenders for the necessary repairs.
 4. Quotes to install bike rack in the VCP received. Ian Stewart to review quotes and the proposed bike rack with the building supervisor and to find the appropriate space in the carpark. Report to be given to next ECM.
 5. Dislodged brick outside Unit 154 to be replaced.
 6. Upper and lower car park gates - Raclo to provide new quote as there is confusion in present quote between work needed on different gates – Michael to follow up.

*Motion 4
Strata Managers
Report and
Correspondence.*

The strata manager’s report and correspondence were received.

1. Unit 126 – to cage part of the 2-car tandem garage measuring 9.2m x 2.6m. The wire cage to measure 2.7m x2.6m. The installation is a wire ‘wall’ across the rear with a lockable gate. The distance from the back wall would be about 2.2m reaching a concrete pillar on the right side - according to measurements from the marking brochure when the owner purchased the unit in April 2015. The left side is the standard dividing wire carpark ‘wall’. The Executive Committee **resolved** to approve the application subject to the standard terms and conditions the registered strata plan’s by-laws and:
 - a. The garage to be restored to its original state if the current owner Angela Ree sells the unit, at no cost to the Owners Corporation.
 - b. In the event that the current owner or a potential tenant has two vehicles, the second vehicle may not be parked in the visitors car spaces due to the loss of one parking space within Lot 126’s tandem garage due to the wire cage.
 - c. There is to be no liability to the Owners Corporation’s insurance.

Owners are reminded not to commence any works or renovations in their units without first seeking the Executive Committee’s approval. All works must be tabled and discussed by the Executive Committee in order to check compliance with the registered strata plan’s by-laws and changes to the common property.

The same rules apply to pets. Full copy of the registered by-laws may be obtained from www.pacificpark.org

*Motion 5
Common
property*

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

1. NBN & TPG Connections – NBN has already installed the cable connection to the building. The works commenced prior to TPG withdrawing their offer due to some technical issues at the time. Either NBN or TPG can use fibre to fibre connections. Bob Vernon to follow up with Geoff Berry to come up with a solution.
2. Intercom replacement – the current system may no longer be repaired according to Austrata Electronics who have serviced the system for many years. Bob Vernon received an estimate from Geoff Berry for the replacement of the intercom system. Bob to ask the contractor to provide a full written quote and to finalise the proposal.
3. Sinking Fund Forecast – the managing agent to follow up Fin Lease to obtain the loan contracts for both loans. We only have documents for the first \$450,000 loan but not the top up loan of \$550,000. For clarification this is in regard to the Façade Repairs loan. There are no other loans. Forecast will be further considered when this information is obtained.
4. Lifts – **resolved** to instruct the managing agent to terminate the month by month agreement with OTIS as at 31 July 2015. **Resolved** to instruct the managing agent to sign comprehensive maintenance agreement with Thyssen Krupp for 3 years as per JCA's tenders recommendations of 13 April 2015 extended by Colin Boswarva' enquiries prior to this meeting. The new agreement has been prepared by the lift consultant and approved by the Executive Committee.

The Executive Committee extended their Vote of Thanks to David Russell for his assistance in resolving the dispute with OTIS which took almost 20 months of his time, together with consideration of the necessary lift contracts.

5. CORE Report Revision 1, dated 26 June 2015 for units 66, 136, 138, 142, 146 and 147 was received and discussed. **Resolved** to accept the engineer's recommendations and to instruct the managing agent to advise CORE to prepare the technical specification and to seek tenders for the works. The engineer will be inspecting concrete spalling issues in the carpark of Unit 98 and the water ingress issues on the western boundary of the building next Tuesday with Tuan Truong.

Next Meeting Monday, 10 August 2015

There being no further business the meeting closed at 7.20pm.