



MINUTES

*of the Executive Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Monday, 2 November 2015*

Present: Michael Morris, Tony Moon, David Russell, Bob Vernon, Clive Mackay, Ian Stewart, Jade Astbury, Ho Tuan Truong, Trent Mackie (left at 7.15pm)

Attending: Bart Jaworski (Bright & Duggan Pty Ltd),
Kris Pruszyński & Michael Kopczynski (Kristal Property Services),
Raymond Vardanega (Bells Access)

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 21 September 2015 be adopted.

*Motion 2
Financial
Position*

1. **Resolved** to receive the statement of financial position and statement of financial performance for the period ended 31 October 2015.
2. **Resolved** that the proposed budget 2015-16 (as amended to include a \$20,000 provision in the Sinking Fund for consulting/engineering fees) be put forward to the owners at the Annual General Meeting scheduled for 7 December 2015. The proposed budget represents an overall increase of \$105,352.00 including GST.
3. **Resolved** that the Final Sinking Fund Forecast (version 4) be received.
4. The managing agent to prepare notes to be circulated with the AGM Agenda advising the owners of the expenses and the proposed budget.

*Motion 3
Building
Supervisors
Report*

1. The building supervisors report was received, discussed and actioned as required.
2. Quotes for painting of the pergolas were received. **Resolved** to discuss the quote at the next EC Meeting. Michael & Kris to discuss and make a recommendation about selection of a contractor.
3. Information sheet about the wall plates for TV to be uploaded to Pacific Park's web site.
4. Kris to arrange for drains above Unit 89 Car Park to be flushed, and for CORE to re-inspect.

*Motion 4
Strata
Managers
Report and
Correspondence*

The strata managers report and correspondence was received, discussed and actioned as required:

1. Unit 102 – request for renovations – the managing agent to ask the owners to provide the plans, the quote and the builder’s insurance details as required in the Application Form. In principal the Committee has no objections to a like-for-like renovation subject to receipt of satisfactory documents via email for final approval.
2. Unit 102 dogs – the application to house the dogs has not been approved due to ongoing complaints about the barking dogs. Owners to be requested to remove the dogs from the property.
3. Special By-laws passed at the last AGM have been registered and issued to all owners. The latest version of all by-laws will be available at www.pacificpark.org
4. Lift No 2 failed drive is being repaired by Thyssen. Parts of the lifts are obsolete and it will take another 7-10 days to repair the several faulty components. The managing agent to follow up the lift consultant for advice on long term fix of Lift No 2.

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. Refundable Bond is payable for all renovations as part of the approval.

*Motion 5
Common
property*

The conditions and use of common property were discussed as follows:

1. Intercom replacement – Bob’s report comparing the various quotes was received. Raymond Vardanega from Bells Access attended the meeting to advise the Committee of his findings and solutions to the intercom issues. Resolved to engage Bells Access to do further preliminary inspections to check and repair all existing cabling on all floors and risers but not cabling within the units.
2. Noted that the lighting upgrade contract from EO Lighting to replace all lights in the fire stairs and the carpark was signed on 9th October 2015. The payback for the capital investment is anticipated within 3-5 years. Clive is currently waiting for the works programme. Kris will need to contact the residents to unlock their garages and move their cars to enable replacement of the light fittings. The installation in each garage will take approximately 20 minutes.
3. Security Audit update – Tony received 136 audits so far. Cards of those who have not responded will be cancelled effective from Saturday, 7 November 2015.

AGM

The Annual General Meeting will be held on Monday, 7 December 2015 at 6.00pm at Crows Nest Centre.

There being no further business the meeting closed at 7.35pm

PACIFIC PARK

EXPLANATION OF POSSIBLE CONNECTION TO NBN

As part of their standard rollout NBN only provide what they call Fibre-To-The-Basement (FTTB). That means that the NBN cables have been run into our basement. However at the moment they can only be connected to the existing copper wiring which runs from our basement to your unit.

Residents have already received a Brochure from NBN explaining that they are now connected to our building. That lists all the possible ISPs you can use in the back of that brochure. You will probably receive a letter from both your current phone provider and your current ISP offering to convert to NBN.

The NBN is not currently connecting directly to in-building fibre and did not offer it as a possibility for their rollout. They are currently investigating what their standard solution should be to connect directly to fibre in new unit complexes. Once they sort that out there will then also be the possibility in future of connecting to the fibre in existing unit complexes. That solution is not yet offered as part of the standard (free) NBN rollout.

Pacific Park could pay itself to connect NBN fibre to our own internal fibre (now used for Foxtel). At the moment this would be quite an expensive exercise. We have been waiting for the NBN rollout to pass through so that the basic infrastructure is in place. It is still under investigation. We expect that there may be a cost-effective solution within the next year or two. But not today.

In summary: Right now, you can only get NBN delivered via the existing phone lines from the basement to your unit. This should still give you an improvement on your current ADSL speeds. Go with whatever your favourite ISP recommends.

Executive Committee

3/11/2015