

MINUTES

*of the Executive Committee Meeting of SP 47991, 41 Rocklands Rd, Wollstonecraft
held Monday, 29 April 2013*

Present: Trent Mackie, Michael Morris, Emma Howard, Stephen Howes, Bob Vernon,
Chris Wykes, David Russell, Heather Stevens

Apologies: Sue Boyd

Attending: Lee Stroud (Bright & Duggan Pty Ltd) , Kris Pruszynski (Kristal Property
Services), Tony Moon

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 18
March 2013 be adopted.

*Motion 2
Financial
Position*

1. The statement of financial position and performance was received.
2. Bright and Duggan are to recode some of the incorrectly coded “cleaning material” charges.
3. Bankruptcy proceedings are continuing against two Lot owners to recover outstanding levies.
4. Bright and Duggan are to investigate if the Macquarie Bank loan repayments have been correctly allocated.

*Motion 3
Building
Supervisor
Report*

The building supervisors report was received and discussed.

1. Water ingress repairs
 - a. The Building Supervisor read through the Core Consulting report which outlines the various water ingress issues.
 - b. The Building Supervisor is to summarise the costing in a spreadsheet to allow the EC to integrate this into the budget.
 - c. The Strata Manager is to locate and distribute any specifications on file from J. Mazaraki.
 - d. Other areas to be investigated were raised:
 - i. Level 4 of foyer 4
 - ii. Unit 60 – similar issue as in Unit 45
 - iii. Foyer 5 has consistently damp tiles

Motion 3
*Building
 Supervisor
 Report
 (Continued)*

2. Other works:
 - a. Unit 139 – Higgins to install a cover plate over the surface crack. The works to be certified by Core Consulting. The Bank Guarantee is not to be released until authorised by the EC.
3. Lift – the new JCA Report is to be circulated to all EC members again and discussed at the next Executive Committee meeting.
4. TV – Fibre Optics
 The Building Supervisor is to provide Bright and Duggan with the relevant details of the maintenance contractor. Bright and Duggan is then to make contact and request a NSW based contact for any maintenance or repairs required on the system.
5. Intercom – A new intercom panel with a waterproof case will be installed shortly. This should alleviate some of the issues.
6. CCTV / Visitor Parking
 The visitor parking area was discussed at length. Outcomes of the discussion:
 - i. EC will be submitting a By-Law for consideration at the next General Meeting to increase the fine for breaches of the Visitor Car Park policy.
 - ii. KSS is to be engaged to recommence the visitor car park audits.
7. Lighting Upgrade – The Building Supervisor reported to the EC on the previously approved proposal. It was noted that the proposal was incorrect. It is now believed that the upgrade would be in excess of \$30,000 meaning multiple proposals will need to be sought.
8. Irrigation – A quotation was tabled for the installation of an additional rain water tank.
 - i. It was raised that prior to the EC considering this, the current regulations regarding the use of town water to replenish the tanks should be ascertained. The physical set up of the existing tank should also be confirmed.
 - ii. It was agreed that the Building Supervisor should obtain landscaping quotes for the rear grassed area of the property.
9. North Sydney Council Bins – It was discussed and resolved to purchase 10-15 additional recycling bins from North Sydney Council.
10. Water Metering – two meters on the irrigation system and the swimming pool will be installed shortly.
11. Pool Louvers – These will be replaced and some sort of framework to prevent the louvers removal will be installed.

Motion 4
*Strata
 Managers
 Correspondence*

- The strata managers report and correspondence was received and discussed.
1. Unit 69 – A request for approval of the installation of balcony screening was received. This is to increase privacy that is going to be reduced due to a neighbouring development. The EC discussed this at length and all agreed that a standard uniform design should be considered by the Executive Committee. This will be discussed with Bart Jaworski when he returns from leave.

Motion 5
*Common
property*

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

1. Main Entrance Upgrade -
Stephen Howes addressed the meeting and outlined the proposed works that he is suggesting. The EC discussed this and it was resolved that a cost estimate of the various items be established to allow the Executive Committee to make an informed decision on the matter given the budgetary restraints.

Next Meeting – Monday, 3 June 2013.

There being no further business the meeting closed at 8.00pm.