

MINUTES

*of the Executive Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft*

held Monday, 10 November 2014

- Present:** Chris Wykes, Michael Morris, Clive Mackay, Bob Vernon, David Russell, Trent Mackie
- Attending:** Tony Moon, David Boston, Peter Dickeson, Bart Jaworski (Bright & Duggan Pty Ltd), Kris Pruszyński & Michael Kopczynski (Kristal Property Services), Timothy Strachan (TPG Special Projects), Geoff Berry (MDU Systems Pty Ltd)
- Chairman:** Chris Wykes opened proceedings at 6:00pm.
- Motion 1 Minutes** **Resolved** that the minutes of the previous executive committee meeting held 29 September 2014 be adopted with the following amendment:
1. Next Meeting – Executive Committee Meeting on 11 November 2014.
- Motion 2 Financial Position** **Resolved** to receive the statement of financial position and statement of financial performance for the period ended 31 October 2014.
- Motion 3 Building Supervisors Report** The building supervisors report was received and discussed at the meeting (copy attached).
1. **Resolved** not to proceed with hot water cleaning of the garbage chutes.
 2. **Resolved** not to proceed with the IAQ inspection of the ventilation risers.
 3. **Resolved** to accept the quote to replace the rubber seals on the ground floor courtyard glass panels.
- Motion 4 Strata Managers Report and Correspondence** The strata managers report and correspondence was received and discussed:
1. Unit 43 – it has been established that Unit 43 is being advertised as Short Term Letting. This practice is not allowed under the DA for Pacific Park. It is also a breach of the Local Planning Laws. Residential Properties may not be let for less than 6 months. The owners are requested to remove their advertising from the internet and to comply with all relevant laws applicable to Pacific Park.
 2. Unit 157 – permission to house a dog was granted subject to the standard terms and conditions letter.

*Motion 5
Common
property*

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

1. CORE – Units repairs report dated 10 November 2014 was received shortly before the meeting and discussed by the Executive Committee.
2. Internet – **resolved** to proceed with the connection of VDSL 2 with TPG as discussed with TPG’s representative Timothy Strachan at the meeting.
3. Lifts – David Russell’s report was discussed and tabled at the meeting. **Resolved** to convene another meeting with OTIS at Bright & Duggan’s offices to resolve the current dispute with the maintenance contract. OTIS has engaged a legal firm to recover the non-payment of the contract fees. The legal firm issued a 48-hour demand letter to pay all outstanding fees. It was evidence from the lawyers’ letter that OTIS did not provide them with any of the correspondence between SP47991 and OTIS in regard to this matter. Colin Boswarva of JCA has been instructed to seek tenders for all lifts upgrade and replacement (two options). Unfortunately the quotes will not be available in time for discussion at the AGM that was going to be held on 09 December 2014.
4. Lighting upgrade – Clive Mackay presented the lights upgrade recommendation at the meeting. Resolved to ask Clive to obtain quotes for the lights upgrades for the fire stairs. The works to be considered in the new year. The Executive Committee extended their Vote of Thanks for Clive for preparation of the lighting plan proposal and report.
5. Annual General Meeting has been postponed to Monday, 23 February 2015. The AGM has been delayed in order to receive the lifts’ upgrade / replacement quotes for discussion with the owners. It is essential that the costing is available prior to the meeting in order to discuss the levies.

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