



MINUTES

*of the Executive Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Monday, 26 September 2016*

Present: Bob Vernon, Tony Moon, Ian Stewart, Amy Lim, Michael Morris, Clive Mackay

Attending: Aaron Edmonds (Bright & Duggan Pty Ltd), Kris Pruszynski & Michael Kopczynski (Kristal Property Services), Chad Chapman, Robin Hicks

Apologies: Tuan Truong, Trent Mackie, David Russell, Bart Jaworski

Chairman: Tony Moon chaired the meeting and opened proceedings at 6:00pm.

Motion 1 **Resolved** that the minutes of the previous executive committee meeting held 15 August be adopted.

Minutes

Motion 2 **Resolved** to receive the statement of financial position and statement of financial performance for the period ended 31 August 2016.

*Financial
Position*

Motion 3 The building supervisor's report was received and discussed:

*Building
Supervisors
Report*

1. The installation of window locks at the building is pending advice on approved lock types. Quotes will then be obtained
2. The Executive Committee approved obtaining quotes to replace the gym lights with LED lights due to the high costs of replacing current globes.
3. The intercom emergency system has been installed and the codes are working. Kris will ensure all relevant emergency services have access.
4. Kris to update the Executive Committee Procedures manual.
5. A proposal to replace existing foyer keys with security keys was discussed, to be included in next year's budget.
6. The committee requested a second quote for the compliance maintenance of the fire dampers identified in the annual inspection. Kris also to investigate the costs to regularly clean the fire dampers.

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Motion 4

Resolved that the strata managers report and correspondence bereceived, discussed and actioned as required:

*Strata Managers
Report and
Correspondence*

1. All (original) works from Core have been completed. Some variations need to be approved by the Executive Committee.
2. Unit 18 – Works are on hold as the owner is currently away.
3. Scaffolding attached to the building is to be removed shortly.
4. A variation request to repair the cracked/drummy ceiling in unit 147 hasbe providedbyCore.
5. Unit 140 – The approvedtiling works have not been completedas a match to the original tiles was not possible. Recommended to patch repair around the drain,capping this expenditure at \$8,000. Council DA has accepted the works pending a by-law approval at a general meeting. EC requested Core attempt to recoveroriginal tiles in future tiling works.
6. Unit 139 – Water ingress identified as entering via the sliding door of the unit. Core recommended removing the sliding door, building the hob higher, retiling and installing a new sliding door. An alternate approach was being considered, following discussion.
7. Unit 42 and Unit 45 – Water ingress has been identified within the building expansion joint.
8. Unit 45, Unit 72 & Unit 139 – Water ingress has been reported for these particular units, due to the low hob height, Core to provide variations for anywork.
9. Unit 99 –air flow issues which can be solved by applying a sealant aroundthe external windows.
10. Unit 147 – cracks in common wall have been identified for repair.
11. Unit 142 – Bart Jaworski to provide a follow-up letter for unit regarding payment.
12. Unit 1 –EC approved the request for the replacement of shower screens in both bathrooms.
13. Unit 140 –EC approved the release of the bond for Unit 140 subject to inspection by the building manager.

Motion 5

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

*Common
Property*

1. Further issues raisedregarding the scaffolding, skip bin and building debris which is affecting access tothe driveway to the Mercy Hospital apartments.
2. Building debris has been reported in the building’s drains that require a clean out.
3. Residents have complained that Everest have left the lifts and surrounds in an untidy state, requiring extra cleaning on a daily basis. Core has been requested to resolve the above issues prior to the completion of the project.
The report from Core,section 4.5 (to be provided to EC) identified cracked and loose tiling in the courtyard. Core is to provide a sketch of the courtyard area and seek instructions for the works, further providing an update of related costs.

Next Meeting

Next meeting will be held on Monday, 7 November 2016.

There being no further business the meeting closed at 7.40 pm.