



## MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,  
Wollstonecraft  
held Monday, 13 March 2017*

- Present:** David Russell, Michael Morris, Amy Lim, Tony Newby, Clive Mackay, Trent Mackie (left meeting at 7.10pm)
- Attending:** Kris Pruszyński & Michael Kopczynski (Kristal Property Services Pty Ltd), Tony Moon
- Apologies:** Jay Pleass, Tuan Truong, Bart Jaworski (Bright & Duggan Pty Ltd)
- Absent:** Steve Miller
- Chairman:** David Russell chaired the meeting which commenced at 6.00pm.

***All resolutions were unanimous unless recorded otherwise***

***Motion 1  
Minutes***

1. **Resolved** (unanimously) that the minutes of the previous Strata Committee meeting held 13 February 2017 be adopted as a true record, with the following amendment: Motion 4.3(b) to note that works in Unit 139 have not been completed.
2. **Noted** that Trent informed the Committee that he has read the Minutes of the Strata Committee Meeting held on 13 February 2017, and agrees with all matters decided in his absence.
3. **Noted** that Clive informed the Committee that he has read the Minutes of the Strata Committee Meeting held on 13 February 2017, and agrees with all matters decided in his absence.

***Motion 2  
Financial Position***

1. **Resolved** (unanimously) to receive the statement of financial position and statement of financial performance for the period ended 28 February 2017.
2. **Noted** that "Telephone expense \$88" has been misrecorded – it should be part of "Caretaker – telephone \$440".
3. **Noted** that **Bart** should provide details of the two investments listed under Current Assets.

***Motion 3  
Building  
Supervisors***

1. The building supervisor's report was received and discussed.
2. Recently all letterboxes were opened by a thief. Police have been informed. **Resolved** that any owner may replace the

powered by

*Report*

lock on their letterbox providing that it is replaced with a similarly sized lock and without altering the letterbox itself. No application is required to Strata Committee.

3. **Resolved** to accept the quote for Precor T946i Treadmill.
4. **Kris** to obtain quote from Bells Access for licence plate recognition CCTV system for Visitor Car Park.
5. **Kris and Tony Moon** to report to next meeting about new procedures to prevent abuse of Visitor Car Park.
6. **Kris** to obtain quotes for window locks to comply with Fair Trading requirements.
7. Mirrors to be installed at entry to Upper Car Park.
8. Patch repair has been done to leaking Hot Water System. **Kris** to report on options and quotes for upgrade of Hot Water System in Upper Car Park.
9. Richard Langham Plumber to investigate noise in water pipes near courtyard fountain.
10. Richard Langham has carried out video inspection of sewer lines which caused problems in 2016 – all clear.
11. New security keys will soon be available. **Kris** will communicate with all residents, tenants and agents about distribution of new security keys. Access card forms will be redesigned by **Tony Moon**.

*Motion 4  
Strata Manager's  
Report &  
Correspondence*

1. No strata manager's report was received.
2. **Resolved** that **Bart** should inform Bells Access that they still must provide proper wiring and technical drawings to comply with their contract. Clive reported that document provided was inadequate.
3. **Noted** that Core had still not provided specifications and quotes for works approved by the Committee on 16 January 2017. **Bart to follow up**.
4. **Noted** that since the last meeting the Committee had approved (by email) request by Unit 154 for a dog.
5. **Noted** that Unit 121 owners had confirmed that mould cleaning had been completed as per Core recommendations of 22/12/16.
6. **Noted** that calcium/water ingress to garage of Unit 70 is to be investigated and fixed.
7. **Resolved** to approve application by Unit 96 for kitchen renovations, subject to usual terms and conditions.
8. **Resolved** to approve application by Unit 70 for air-conditioning, subject to usual terms and conditions.
9. **Resolved** to approve application by Unit 160 for a sun blind, subject to usual terms and conditions, and also subject to compliance with Core Project Consulting advice dated 10/2/17 re Unit 159.

*Motion 5  
Common  
property*

1. **Resolved** that the Committee had reviewed the existing by-laws and found them presently satisfactory (n.b. this review was delegated to the Committee at the last AGM).
2. **Resolved** that Trent is to obtain reports from Schindler and Thyssen concerning the lifts and present them for consideration at the next meeting.

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

*The next Strata Committee meeting will held on 10 April 2017 at 6pm*

***All reports and applications to be considered at that meeting must be submitted to the strata managing agent by 4pm on Thursday 6 April 2017***

***Useful information about Pacific Park, including the history and progress of the lift review, and past minutes, can be found on the website at [pacificpark.org](http://pacificpark.org)***