



## MINUTES

of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,  
Wollstonecraft  
held Monday, 10 April 2017

**Present:** David Russell, Michael Morris, Amy Lim, Tony Newby, Clive Mackay,  
Jay Pleass, Tuan Truong

**Attending:** Bart Jaworski (Bright & Duggan Pty Ltd), Kris Pruszynski (Kristal  
Property Services Pty Ltd), Tony Moon (Unit 44), David Cook (Unit  
157), Jamie Patino (Unit 110)

**Apologies:** Trent Mackie

**Absent:** Steve Miller

**Chairman:** David Russell chaired the meeting which commenced at 6.00pm.

**Motion 1  
Minutes**

**All resolutions were unanimous unless recorded otherwise**

1. **Resolved** that the minutes of the previous Strata Committee meeting held 13 March 2017 be adopted as a true record.
2. **Noted** that **Jay** informed the Committee that he has read the Minutes of the Strata Committee Meeting held on 13 March 2017, and agrees with all matters decided in his absence.
3. **Noted** that **Tuan** informed the Committee that he has read the Minutes of the Strata Committee Meeting held on 13 March 2017, and agrees with all matters decided in his absence.

**Motion 2  
Financial Position**

1. **Resolved** to receive the statement of financial position and statement of financial performance for the period ended 31 March 2017.

**Motion 3  
Building  
Supervisors  
Report**

1. The building supervisor's report was received and discussed.
2. Kris reported on recent actions to prevent unauthorised parking in the Visitor Car Park. These will continue. Consideration of acquisition of CCTV number plate recognition system was deferred.
3. **Resolved** to accept Quotation 15185 from Bells Locksmiths to install window locks to comply with new legislation. Bells to be asked to start installation as soon as possible.
4. **Kris** to continue to obtain options and quotes for upgrade of Hot Water System in Upper Car Park.
5. Noise in water fountain in main courtyard – fixed.

powered by



esquire  
group

*Cont.*

6. New security keys have been delivered. **Kris** will communicate with all residents, tenants and agents about distribution of new security keys. Access card forms have been redesigned by **Tony Moon**.
7. **All residents will soon be required to register or re-register all security cards/fobs and new keys.**
8. **Resolved** that any additional keys or replacement keys will cost \$50.
9. **Resolved** to accept quote from Dorma for \$2,400 to replace motor on sliding front door.

*Motion 4  
Strata Manager's  
Report &  
Correspondence*

1. No applications for building work or pets had been received.
2. **Resolved** that **Bart** should again inform Bells Access that they must provide proper wiring and technical drawings to comply with their contract. **Clive** reported that document provided was inadequate. **Clive** will also follow up with Bells.
3. **Noted** that Core had still not provided specifications and quotes for works approved by the Committee on 16 January 2017. Draft specifications needed amendment to include work to Unit 147. **Bart to follow up.**
4. **Noted** that Core had not provided updated Works Spreadsheet. **Bart to follow up.**
5. **Noted** that calcium/water ingress to garages of Unit 70 and Unit 115 is to be investigated and fixed. **Kris** to arrange Richard Langham plumber to attend.
6. **Noted** that water ingress to Unit 18 is to be investigated and fixed.

*Motion 5  
Common  
property*

1. **Noted** that Schindler and Thyssen had not provided any further useful information concerning the lifts.
2. **Resolved** to commission JCA Lift Consultants to provide a written report upon the following issues:
  - a. What are the components of the existing lifts that are expected to be difficult or impossible to replace in the future?
  - b. If the lifts are to be replaced or refurbished or modernised, what are the likely time frames for:
    - i. obtaining quotes by tender
    - ii. ordering
    - iii. delivery
    - iv. installation?
  - c. If the lifts are to be replaced or refurbished or modernised, what type of lifts would be best suited to Pacific Park?
  - d. If the lifts are to be replaced or refurbished or modernised, what are the advantages and disadvantages of replacing:
    - i. One lift per year;
    - ii. Two lifts per year;
    - iii. All lifts in sequence (or in pairs).
  - e. What advantages and disadvantages would there be in relation to the maintenance of the modernised lifts? Please deal with the different types of lifts discussed in answer to (3) above.
  - f. What role could JCA play in:
    - i. Running a tender and making a

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recommendation for replacement or refurbishment?

ii. Supervising any successful tenderer?

iii. What would be the costs of JCA's involvement?

3. **Resolved** that at the next meeting on 8 May 2017 the Committee will make a decision to replace or refurbish or modernise the lifts.

4. **Resolved** that further Strata Committee meetings be held on:

- 8 May 2017
- 19 June 2017
- 31 July 2017
- 11 September 2017
- 9 October 2017
- 6 November 2017

5. **Resolved** that an information meeting for all residents be held on Tuesday, 21 November 2017 at the Crows Nest Centre which is two weeks before the AGM on 4 December 2017.

*There being no further business the meeting closed at 7.00pm.*

*The next Strata Committee meeting will held on 8 May 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 4 May 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)***