



## MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,  
Wollstonecraft  
held Monday, 8 May 2017*

- Present:** David Russell, Trent Mackie, Amy Lim, Tony Newby, Jay Pleass
- Attending:** Colin Boswarva (JCA Lift Consultants), Bart Jaworski (Bright & Duggan Pty Ltd), Kris Pruszynski (Kristal Property Services Pty Ltd), Barbara McCosker (Unit 156), Julija Shcherbakova (Unit 123)
- Apologies:** Michael Morris, Tuan Truong, Steve Miller
- Absent:** Clive Mackay
- Chairman:** David Russell chaired the meeting which commenced at 6.00pm.

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

- Motion 1  
Minutes**
1. **Resolved** that the minutes of the previous Strata Committee meeting held 10 April 2017 be adopted as a true record.
  2. **Noted** that **Trent** informed the Committee that he has read the Minutes of the Strata Committee Meetings held on 13 March 2017 and 10 April 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 30 April 2017.
- Motion 3  
Building Supervisors Report**
1. The building supervisor's report was received and discussed.
  2. Options and quotes for upgrade of Hot Water System in Upper Car Park to be available for next Committee Meeting.
  3. New security keys have been delivered. **Kris** will communicate with all residents, tenants and agents about distribution of new security keys. Distribution of keys will be tied in with card audit towards end of May. Locks will be changed to new security keys by mid-June.
  4. **All residents will soon be required to register or re-register all security cards/fobs and new keys.**

*Motion 4  
Strata Manager's  
Report &  
Correspondence*

1. **Bart** and **Clive** to continue to follow up Bells Access so that they provide proper intercom wiring and technical drawings to comply with their contract.
2. **Consideration** of Core report re Units 18 and 72.
3. **Noted** that Core had still not provided specifications and quotes for works approved by the Committee on 16 January 2017.
4. **Resolved** to request that Core provide draft specifications and conduct tenders for works approved by the Committee on 16 January 2017 subject to the following amendments:
  - a. add works to Unit 147
  - b. add works to Unit 18
  - c. add works to Unit 72 (both options – patch repair and full repair)
  - d. delete re-tiling of main courtyard.

**Bart to follow up**

5. **Noted** that Core provided an updated Works Spreadsheet but the Committee thought that it was inaccurate. **Bart to follow up.**
6. **Resolved** to appoint Grainne Kenny as engineer to inspect and provide a report upon the following new water ingress issues:
  - a. Dampness around garages near entry to lower car park (Item 5 in Building Supervisor's Report)
  - b. Water ingress from side of garage 98 (Item 12 in Building Supervisor's Report)
  - c. Water leak across stairs near entry to Foyer 5 and dampness on external wall of Unit 98 (Item 13 in Building Supervisor's Report).
7. **Resolved** to approve application by Unit 7 for installation of air-conditioning, subject to usual terms and conditions.

*Motion 5  
Common  
property*

1. **Consideration** of the report of Colin Boswarva from JCA Lift Consultants dated 2 May 2017 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 recommendation for replacement or refurbishment?
  - ii. Supervising any successful tenderer?
  - iii. What would be the costs of JCA's involvement?
2. Colin Boswarva attended the meeting and answered questions from Committee members. In summary:
  - a. Full replacement of lifts, rather than refurbishment, is more common nowadays – the costs are often similar;
  - b. If you only replace one or two lifts in a year, and defer the rest, one disadvantage is that you may not end up with the same contractor or the same equipment for any later lifts;
  - c. Whatever brand of lifts is installed should be able to be maintained by other companies;
  - d. Any tender should ask for two prices – replacement and refurbishment;
  - e. The existing landing doors and frames may or may not fit a new system;
  - f. There will be a 12 month defect period on any installation;
  - g. After 12 months each new lift will need a comprehensive maintenance agreement.
3. **Resolved** (unanimously) to commission Colin Boswarva from JCA Lift Consultants to prepare and conduct a tender for replacement or refurbishment of all 6 lifts, in accordance with the JCA Proposal For Services dated 2 May 2017.
4. **Resolved** (by 4-1; David Russell dissenting) to commission Colin Boswarva from JCA Lift Consultants to prepare and conduct a tender for replacement or refurbishment of lifts 2 and 5 only, in accordance with the JCA Proposal For Services dated 2 May 2017.
5. **Resolved** that at the next Committee meeting there will be discussion of:
  - a. the 10-year capital works forecast, and
  - b. options for payment for any replacement or refurbishment of the lifts i.e. borrowing and increasing levies vs a special levy.

*There being no further business the meeting closed at 7.20pm.*

*The next Strata Committee meeting will held on 19 June 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 15 June 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)***