



## MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,  
Wollstonecraft  
held Monday, 7 August 2017*

**Present:** David Russell, Michael Morris, Amy Lim, Clive Mackay, Tuan Truong, Trent Mackie (from 6-30pm)

**Attending:** Bart Jaworski (Bright & Duggan Pty Ltd), Kris Pruszynski (Kristal Property Services Pty Ltd), Tony Moon (unit 44), Howard Tweedie (unit 54)

**Apologies:** Tony Newby, Jay Pleass, Steve Miller

**Chairman:** David Russell chaired the meeting which commenced at 6.05pm.

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

**Motion 1  
Minutes**

1. **Resolved** that the minutes of the previous Strata Committee meeting held on 10 July 2017 be adopted as a true record.
2. **Noted** that **Tuan** informed the Committee that he has read the Minutes of the Strata Committee Meeting held on 10 July 2017, and agrees with all matters decided in his absence.

**Motion 2  
Financial Position**

1. The statement of financial position and statement of financial performance for the period ended 31 July 2017 was received and discussed.

**Motion 3  
Building  
Supervisors  
Report**

1. The building supervisor's report was received and discussed.
2. Quotes from Richard Langham for upgrade of Hot Water System in Upper Car Park were received today and will be discussed at the next meeting.
3. Keys to common property locks will be changed over to new security keys by 15 August 2017.
4. **Kris** and **Clive** will deal with EO Lighting re repairs.

*Motion 4  
Strata Manager's  
Report &  
Correspondence*

1. **Bart** reported that the tender date for water ingress works had been extended to 31 July 2017 but no report had been received from **Core**.
2. **Bart** reported that no works reports had been received from **Core** this year.
3. **Bart** reported that no works spreadsheets had been received from **Core** this year.
4. **Resolved** that the Committee is dissatisfied with the performance of **Core**.
5. **Resolved** that **Bart** should inform **Core** to suspend any work which it has in progress.
6. **Resolved** to appoint **Grainne Keaney** as engineer to inspect Units 119 and 122, report, prepare specifications and seek tenders to deal with water ingress issues in those units.
7. **Resolved** that all future engineering reports will be provided to the owner of the unit covered by the report.
8. **Resolved** that **Kris** will attend all future inspections and report to the Committee.
9. **Resolved** that an inspection of Units 119 and 122 by the new engineer be arranged for Thursday 10 August 2017, to be attended by **Kris** and **Michael Morris**.
10. **Bart** tabled a **Core** report re Unit 142. Copy is to be provided to the owner of Unit 142.
11. **Kris** to obtain two quotes for works on Unit 142.
12. Discussion of the report of **Grainne Keaney** dated 2 August 2017:
  - a. Dampness around garages near entry to Lower Car Park – **Kris** to obtain quote from **Richard Langham** for work recommended by engineer;
  - b. Water ingress from side of garage 98 – not the subject of report – **Kris** to ask engineer to report;
  - c. Water leak across stairs near entry to Foyer 5 and dampness on external wall of Unit 98 – advice of engineer is: not urgent, work to be added to works list at a later date;
  - d. Balance of report noted.
13. **Clive** reported no further progress in obtaining intercom wiring diagrams.

*Motion 5  
Common  
property*

1. **Kris** reported that Lift No.2 broke down last Friday. Thyssen shut lift down. Thyssen will attend on Tuesday and have notified that it may be a power supply problem. **Kris** to inform Committee by email of the progress of the repair.
2. **Discussion** of report of JCA Lift Consultants dated 1 August 2017 re lift tenders.
3. **Resolved** to present a Motion to the AGM to engage Schindler Lifts to commence in 2018 the replacement of 6 lifts in accordance with the tender summarised in the JCA Report.
4. **Resolved** to present a Motion to the AGM to fund this by a

special levy to be spread over 8 quarters.

5. **Discussion** of the 10-year capital works forecast.
6. **Trent** and **Jay** to discuss spreadsheet re capital works forecast with the Quantity Surveyor who prepared the 2016 capital works forecast.

*There being no further business the meeting closed at 7.50pm.*

*The next Strata Committee meeting will held on Monday 11 September 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 7 September 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)***