



MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Monday, 11 September 2017*

Present: David Russell, Amy Lim, Clive Mackay, Trent Mackie, Tony Newby, Jay Pleass

Attending: Bart Jaworski (Bright & Duggan Pty Ltd), Michael Kopczynski (Kristal Property Services Pty Ltd), Tony Moon (unit 44), David Cook (unit 157)

Apologies: Tuan Truong Michael Morris, Kris Pruszynski

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 on 7 August 2017 be adopted as a true record.
2. **Noted** that **Tony** informed the Committee that he has read the Minutes of the Strata Committee Meeting held on 7 August 2017, and agrees with all matters decided in his absence.
3. **Noted** that **Jay** informed the Committee that he has read the Minutes of the Strata Committee Meeting held on 7 August 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 August 2017 was received and discussed. Both loans from Macquarie Bank have been paid off in full.

**Motion 3
Building
Supervisors
Report**

1. The building supervisor's report was received and discussed.

**Motion 4
Strata Manager's
Report &
Correspondence**

1. The strata manager's report and correspondence was received, discussed and acted upon as required:
 - a. Unit 19 application to house bichon/poodle cross dog was approved subject to by-laws and standard terms and conditions.
 - b. Unit 157 application to install air-conditioning unit was approved subject to by-laws and standard terms and conditions.

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2. **Discussion** of the quotations from Richard Langham for upgrade of the hot water system in the upper car park. Resolved to instruct Kris & Michael to seek an alternative quote from Andrew049 plumbing for the Committee's consideration.
3. **Discussion** of quotation by Richard Langham for repair work re dampness around garages near entry to Lower Car Park – see Motion 4.12a on 7 August 2017. Bart to check with Richard on the progress.
4. **Discussion** of report by Grainne Keaney re water ingress from side of Garage 98 – see Motion 4.12b on 7 August 2017. Matter carried forward. Not an urgent repair.
5. **Bart** to report upon appointment of a new strata engineer to replace Core. Bart to ask Grainne Keaney of Sydney Strata Consulting Engineers whether she has capacity to provide her services moving forward.
6. **Bart** to report upon progress of repairs to Unit 119 and mediation. Bart has forwarded the programme and proposed repairs of Unit 119 to the owner including the quote for her review. The Mediation has not gone ahead at this point. Bart to ask the owner to confirm whether she accepts the proposed works in Grainne's report of 11 August 2017. The owner is still to confirm who is authorised to enter into an agreement with the OC should this matter go to Mediation.
7. **Bart** to report upon progress of all other unit repairs. Table of various reports and units since July 2016 was prepared referencing CORE's reports as well.
8. **Bart** to send each owner affected by a building issue a copy of any relevant report and tender and ask the owner to comment upon/confirm suitability of proposed works.
9. The intercom diagram from Bells Access has been received. Bells has now complied with their agreement.
10. Child Window Safety Devices will be installed in the units in late September/October as arranged by Kris.

*Motion 5
Common
property*

The conditions and use of common property was discussed and action taken to rectify any faults or problems.

1. **Discussion** of capital works forecast spreadsheet – report on **Trent** and **Jay's** meeting with Quantity Surveyor who prepared 2016 forecast. The meeting did not take place at this point.
2. **Resolved** to create a Major Works Sub-Committee to report to Strata Committee upon progress of water ingress and building works. Tony Moon, Michael Morris and Trent Mackie appointed to such Sub-Committee.
3. Noise issues - residents are reminded to use Pacific Park web site's for phone numbers for North Sydney Police or North Sydney Council to assist with after hours noise complaints.

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

The next Strata Committee meeting will held on Monday, 9 October 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 5 October 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