



## MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,  
Wollstonecraft  
held Monday, 9 October 2017*

- Present:** David Russell, Amy Lim, Clive Mackay, Tony Newby, Jay Pleass, Michael Morris
- Attending:** Bart Jaworski (Bright & Duggan), Kris Pruszyński (Kristal Property Services), Tony Moon (unit 44), Howard Tweedie Cook (unit 54), Miriam Wyzenbeck (unit 119)
- Apologies:** Tuan Truong, Steve Miller, Trent Mackie, Bart Jaworski (Bright & Duggan)
- 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 on 9 September 2017 be adopted as a true record.
  2. **Noted** that **Michael** informed the Committee that he has read the Minutes of the Strata Committee Meeting held on 9 September 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 30 September 2017 was received and discussed.
  2. Due to the absence of **Bart** (family emergency) and **Trent** (overseas), discussion of the budget for next financial year, which will in turn be put to the Annual General Meeting, was deferred. This meeting is to be adjourned to Monday, 23 October 2017 at 6pm so that the Strata Committee can have input from the strata managing agent and the treasurer.
- Motion 3  
Building Supervisors Report**
1. The building supervisor's report was received and discussed.
  2. Compulsory window locks will be installed in week commencing 23 October 2017. Kris to circulate notices by 13 October 2017.

*Motion 4  
Strata Manager's  
Report &  
Correspondence*

1. The strata manager's report and correspondence was received, discussed and acted upon as required.
2. **Kris** to obtain and circulate quotations from Richard Langham and from Andrew049 Plumbing for upgrade of the hot water system in the upper car park for the Committee's consideration.
3. **Kris** to obtain and circulate 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.
4. **Kris** to obtain report by Grainne Keaney re water ingress from side of Garage 98 – see Motion 4.12b on 7 August 2017.
5. **Noted** that Grainne Keaney of Sydney Strata Consulting Engineers had been appointed as new strata engineer.
6. **Resolved** to authorise the strata managing agent to pay for the work requested by the owners of Unit 119 as quoted by The Mould Doctor, as well as the work recommended by the strata engineer.
7. **Bart** to report upon progress of all other unit repairs. Matter carried forward to 23 October 2017.
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. Matter carried forward to 23 October 2017.

*Motion 5  
Common  
property*

1. **Discussion** of capital works forecast spreadsheet – **Jay** has spoken with Quantity Surveyor who prepared 2016 forecast. **Jay** suggested review of the 10-year forecast in 2018.
2. The **Major Works Sub-Committee** will meet with Grainne Keaney and **Kris** at 3.00pm on 12 October 2017 to review all current building and water ingress issues.
3. Notice to be sent by **Kris** to all owners and residents by Friday, 13 October 2017, requesting notification of any water ingress issues or common property building problems which require rectification. Such matters will be added to the issues to be discussed at the meeting referred to in (2) above.

*There being no further business the meeting closed at 7.05pm.*

*This meeting was adjourned to 6pm on Monday 23 October 2017 at 6pm.*

*Thereafter, the next scheduled Strata Committee meeting will held on Monday, 6 November 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 2 November 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)***