



MINUTES

*of the adjourned Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Tuesday, 24 October 2017*

- Present:** David Russell, Amy Lim, Tony Newby, Jay Pleass, Michael Morris, Steve Miller, Trent Mackie (after 6-25pm)
- Attending:** Bart Jaworski (Bright & Duggan), Kris Pruszyński (Kristal Property Services), Tony Moon (unit 44), Stephen Howes (unit 16)
- Absent:** Clive Mackay
- Chairman:** David Russell chaired the meeting which commenced at 6.00pm.

All resolutions were unanimous unless recorded otherwise

Preliminary Motion

1. **Resolved** to appoint Tony Moon as a member of the Strata Committee to replace Tuan Truong who has resigned.

Motion 1 Minutes

1. **Resolved** that the minutes of the previous Strata Committee meeting held on 9 October 2017 be adopted as a true record.
2. **Noted** that **Trent** informed the Committee that he has read the Minutes of the Strata Committee Meeting held on 9 October 2017, and agrees with all matters decided in his absence.
3. **Noted** that **Steve** informed the Committee that he has read the Minutes of the Strata Committee Meetings held on 13 March 2017, 10 April 2017, 8 May 2017, 10 July 2017, 7 August 2017, 11 September 2017 and 9 October 2017, and agrees with all matters decided in his absence.

Motion 2 Financial Position

1. The draft budget for next financial year, including special levy for lift replacement, was discussed and amended.
2. **Resolved** to adopt the draft budget for next financial year as finalised at this meeting, which will in turn be put to the Annual General Meeting. Draft budget to be put on the agenda for the next SCM on 6 November 2017.



*Motion 3
Building
Supervisors
Report*

1. The emailed building supervisor's report was received and discussed.
2. Compulsory window locks will be installed on 2, 3, 9, 10 and 11 November 2017. Kris to circulate notices by 27 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. **Noted** that application for mediation by Unit 119 has been formally withdrawn.
3. **Bart** has sent each owner affected by a known building issue a copy of any relevant report and tender and ask the owner to comment upon/confirm suitability of proposed works.
4. **Noted** that no major additional building issues were notified as a result of recent circular calling for such notification.
5. **Resolved** to approve application by Unit 134 for air conditioning, subject to usual terms and conditions.
6. **Noted** that Unit 16 will submit formal application re renovations, for consideration at next SCM, which is the last before the AGM.
7. **Discussion** re preparation for Information Night to provide information to unit owners about lift replacement – to be held at 6pm on Tuesday 21 November 2017 – details to be circulated.

*Motion 5
Common
property*

1. **Michael** reported that the **Major Works Sub-Committee** had met with engineer Grainne Keaney and **Kris** at 3.00pm on 12 October 2017 to review all current building and water ingress issues.
2. **Major Works Sub-Committee** will provide written reports to the SCM on the progress of repairs – next step is for engineer to schedule re-inspection of all affected units.
3. **Noted** that Mater Hospital has lodged an application to build upon its rear car park. This is not a matter which affects common property and thus Strata Committee can take no action. **It is up to individual residents and owners to lodge submissions.**

There being no further business the meeting closed at 7.30pm.

The next 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