

MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Monday, 6 November 2017*

- Present:** David Russell, Amy Lim, Tony Newby, Jay Pleass, Michael Morris, Steve Miller, Trent Mackie
- Attending:** Bart Jaworski (Bright & Duggan), Kris Pruszynski (Kristal Property Services), David Cook (Unit 157)
- Apologies:** Clive Mackay, Tony Moon
- 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 24 October 2017 be adopted as a true record.
 2. **Trent** informed the Committee that he has read the Minutes of the Strata Committee Meeting held on 24 October 2017, and agrees with all matters decided in his absence.

- Motion 2
Financial Position**
1. The statement of financial position and performance for the period ended 31 October 2017 was received and discussed.
 2. The draft budget for next financial year, including special levy for lift replacement, was further discussed. No changes were made.

- Motion 3
Building Supervisors Report**
1. The building supervisor's report was received and discussed.
 2. Compulsory window locks were in the process of installation.

- Motion 4
Strata Manager's Report & Correspondence**
1. The strata manager's report and correspondence was received, discussed and acted upon as required.
 2. **Bart** has sent each owner affected by a known building issue a copy of the relevant report and tender and ask the owner to comment upon/confirm suitability of proposed works – about half have responded, the rest will be followed up.
 3. **Resolved** to approve application by Unit 16 for renovations,

powered by



subject to usual terms and conditions, and subject to a by-law passing at the AGM for those parts of the renovations which affect common property.

4. **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 at the Crows Nest Centre at 2 Ernest Place Crows Nest.** Notices to be placed on all entry door, foyer doors and inside lifts. **Bart** to write to and/or email all owners re Information Night.
5. **Discussion** of complaint re children playing on tennis court, and noise very early in the morning and late at night from the court. Noted that the court is for tennis players only. No play before 7am or after 8pm.
6. **Discussion** re future provision of roof access and anchor points on roof. Engineer to report.

*Motion 5
Common
property*

1. **Michael** presented the report of the **Major Works Sub-Committee**. Michael and Tony met with the engineer. Next step is for the engineer to re-inspect all units which have building issues.
2. **Noted** that Units 156, 157, 158 and 160 will be added to the list for inspection.
3. **David Cook** addressed the meeting re Mater Hospital application to build upon its rear car park.

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

The next Strata Committee meeting will held on Monday, 4 December 2017 at the conclusion of the AGM.

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