



## MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,  
Wollstonecraft  
held Tuesday , 10 April 2018 at Bright & Duggan Offices*

*Present:* Michael Morris, Trent Mackie, Maureen Tully,  
Tony Moon, Clive Mackay, Tony Newby

*Attending:* James Azar (Bright & Duggan Pty Ltd), Kris Pruszynski (Kristal  
Property Services Pty Ltd), Janine Wardrop (Lot 86)

*Apologies:* Amy Lim and David Pengilley, Ian Stewart

*Chairman:* Michael Morris chaired the meeting which commenced at 6.08pm.

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

*Motion 1  
Minutes* 1. **Resolved** that the minutes of the previous Strata Committee meeting held on 27 February 2018 be adopted as a true record.

*Motion 2  
Financial Position* 1. The statement of financial position and statement of financial performance for the period ended 10 April 2018 was received and discussed.  
2. Budget for special levy item missing to be updated.

*Motion 3  
Building Supervisors Report* Plumbing – Main Courtyard pond leaks (Richard Langham plumbing to investigate and carry out repair) the plumber also to provided a quote to improve the drains inside the shower where the swimming pool is.  
Leaks from Main Courtyard garden beds- Most likely this work will be budgeted in the next financial year. Richard Langham to provide a proposal.

Gardening – Main courtyard pot plants –dead plants to be replaced. BS will arrange for a replacement in April. Mondo grass was planted and a new irrigation installed in main courtyard garden bed. Gardeners to fertilize garden behind foyer 10. Committee asked for hardy plants to be planted in the front lawn.

Cleaning Housekeeping -: Arrangements made with cleaners to mop more often the fire stairs in foyers without lifts. The cleaners also to mop or hose wash tiled floor after watering plants.

Access system/doors and locks -: Arrangements made with Bells Access to make changes to the intercom in foyer 6 to read calls to all units which allows visitors to walk back to the VCP by themselves. Continued monitoring of main entry glass door found in open position. Arranged electrician to repair the power supply to the striker replaced by Bells Access where the pool entry is.

Facilities -: Magnetic locks on pool gates to be installed above 1.7m. Left over racks and stands will be removed during council collection.

Other -: Dumped household items – to organize collection more often. Arrange painters to try and touch up paint in foyer 5 entry doors. Remaining child safety locks to be installed by 19<sup>th</sup> April 2018. Water proofing works – The Engineer Grainne will have her report ready by end of April.

*Motion 4  
Strata Manager's  
Report &  
Correspondence*

1. **Resolved** the fire defects for the fire dampers with Passive First be approved. However the committee requested the strata manager to investigate with the building manager the lights that are under warranty which are on the civil fire quote with the installer.
2. **Resolved** that the building manger will be in contact with the owner of the black jeep that continuously parks on the drive way and not properly in their garage.
3. **Resolved** that the window child safety locks will be completed by 19<sup>th</sup> April as advised by the building manager. Issue has been access.
4. **Resolved** that the Strata Manager to provide the list of the 6 people using the car spaces and the remaining cards issued to be cancelled and the committee requested for those cards be returned.
5. **Resolved** that the Strata Manager will advise one of the lots who have asked for financial assistance with their levies while they sell their property. The committee will allow a three month reprieve from legal action against them regarding their late levies, however interest will not be stopped and it was in the best interest of that lot to pay urgently to avoid additional charges.
6. **Resolved** that sufficient evidence was not provided against two lots in the complex that smoking/smoke was drifting into other areas of common property or other units a complaint was made by another occupant. The Strata Manager will go

back and explain that more evidence is required.

7. **Resolved** that the short term investment expiry in May 2018 can be rolled over for 30 days. We currently have sufficient funds to pay Schindler for the lifts.
8. **Resolved** that the building manger will look into the sliding door of unit 89.
9. **Resolved** that the building manager will organise the two hot water repair work in the two boiler rooms quotes approved by the committee present unanimously for Richard Langham for work totalling \$33,750 and \$12,650.00.

*Motion 5  
Common  
property –Lift  
replacement*

1. **Resolved** that committee Treasurer Trent Mackie will confirm the cash flow report for the lift replacement with JCA and Colin Boswarva to inform Schindlers that SP 47991 have sufficient funds to start the project to start replacing the first two lifts out of six. Trent to supply the cash flow and lift replacement schedule to all the committee. The lift replacements for the first two lifts in accordance to the Schindler work schedule will start in October 2018 and be completed by December 2018. All occupants will be advised a month before work is scheduled.

*There being no further business the meeting closed at 7.25pm.*

*The next Strata Committee meeting will be held on Tuesday 29 May 2018 at 6pm. The following meeting after that is now scheduled for 26 June 2018.*