



## MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,  
Wollstonecraft  
held Tuesday , 29 May 2018 at Bright & Duggan Offices*

- Present:** Maureen Tully, Amy Lim, David Pengilley  
Tony Moon, Clive Mackay, Tony Newby; Ian Stewart
- Attending:** James Azar (Bright & Duggan Pty Ltd), Kris Pruszyński (Kristal  
Property Services Pty Ltd), Michele Reid (Lot 71)
- Apologies:** Michael Morris and Trent Mackie
- Chairman:** David Pengilley chaired the meeting which commenced at 6.06pm.

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

- Motion 1  
Minutes** 1. **Resolved** that the minutes of the previous Strata Committee meeting held on 10 April 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 25 May 2018 was received and discussed.
- Motion 3  
Building Supervisors Report** Garden – work has been budgeted for weeds on paved area above the pool needs treatment. Building Supervisor will organize a proposal for planting in half the garden bed (e.g. azaleas) in front of the big lawn. Next spring include top soil and garden rejuvenation. Building Supervisor will check on the large hedge along Mater hospital which looks like dying. Building Supervisor to follow up on new planting in the remaining of the 6 large pots in main courtyard. Planting of three new box hedges in the bed at main entry.
- Swimming Pool/Gym – It was noted the condition of the water and pool as clean. A new shower floor waste was installed by the plumbers. The committee advised that children were not permitted into the gym and children needed to be supervised in the pool area.

Plumbing – The plumbers will start on the pipe upgrade works in mid June with lower CP heaters. The plumbers found and repaired a leak from the pond in the main courtyard due to a burst pipe.

Child Safety Locks – There are only three apartments that do not have the locks and the Building Supervisor will follow up with these units and those units will be charged for not allowing access. The chairperson requested the lot numbers and the building supervisor will advise.

Intercom/TV/CTV – Bells Access will attend beginning of June to program the intercom station for foyer 6. Also a new head end module was installed another card failed for CH9.

Car Park – The Building Supervisor will follow up with Bright & Duggan to install signs on their vehicle now that it has been confirmed which 6 cards are being used by B&D. The building manager will put notices on any old and damaged motor bikes lying around.

Garbage Bins – Another 5 660L silo bins were ordered. The building supervisor to follow up with council as to why the bins are breaking and how should be held responsible. The common area paths needs chemical treatment for moss.

Ventilation – Currently it was identified that 2 ventilation fans are not working and the Building Supervisor is following up with Adept Air Conditioning to sort out the repairs. This related to foyer 10 and foyer 7. There were safety issues discussed about contractors accessing the roof. The Building Supervisor to organize Grainne – the Engineer to circulate to the committee an approval for the design work, so that the Owners Corporation could then obtain quotes on the work needed to implement those designs for installing anchor points on the roof.

*Motion 4  
Strata Manager's  
Report &  
Correspondence*

1. **Resolved** that the parking permits with B&D was sorted out with Rocklands. B&D has 6 activated passes.
2. **Resolved** that the lights under warranty as per the fire defects report will be looked into by Clive on the committee.
3. **Resolved** that the building supervisor is following up with Lot 55 relating to their tiling issues.
4. **Resolved** that the unpaid KSS security invoices relating to October would be looked into by the building supervisor.
5. **Resolved** that the building manager's plumber is looking into Unit 155 damage claims involving their renovations. Kris to follow up.
6. **Resolved** by majority vote of the committee that the budget proposed by the strata engineer for water proofing repairs be

approved for \$25,000 as an initial budget but the chairperson abstained from approving because one of the repairs related to their lot. The Building Supervisor will ask the Engineer the possibility of attending the next committee meeting to discuss the status of the repairs. Note the chairperson from lot 138 declared before the start of this item a potential conflict of interest and the rest of the committee had no objection to lot 138 being present during the discussion.

7. **Resolved** that Otis elevators would not be paid their outstanding invoice relating to 2015 because the committee informed them on many occasions in the past their work was not completed.

*Motion 5  
Common  
property -Lift  
replacement*

1. **Resolved** with unanimous approval to accept option 2 (which is set out in the amended cash flow projection that was attached to Colin Boswarva's, JCA Lift Consultants, 18 April 2018 email to the Committee's Treasurer) as per the schedule for replacing six lifts in the unit complex, with two amendments, namely to start replacement of the first two lifts (in foyers 1 and 3) as soon as practicable and for the order of the last 4 lifts to be determined at a later date. The committee member Tony Moon with consultation with the Treasurer Trent Mackie will advise JCA. The lifts are scheduled to be replaced in October 2018 and the committee would like to discuss with JCA the possibility the lifts in foyers 1 and 3 completed before Christmas being the busy holiday period.

*There being no further business the meeting closed at 7.15pm.*

*The next Strata Committee meeting will be held on Tuesday 26 June 2018.*