



MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Tuesday, 14 August 2018 at Bright & Duggan Offices*

Present: Maureen Tully, David Pengilley, Tony Moon, Tony Newby;
Ian Stewart, Trent Mackie, Michael Morris

Attending: James Azar (Bright & Duggan Pty Ltd), Jozef (Kristal
Property Services Pty Ltd),

Apologies: Amy Lim and Clive Mackay

Chairman: Michael Morris 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 26 June 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 August 2018 was received and discussed. It was pointed out that the Bright & Duggan car parking rental income not paid and the Strata Manager would organise this payment with the back office accounts department. Classification of telephone expense for \$352 moved to Care Taker Telephone expense account. Strata Manager will investigate the Gardening related accounts and report back to the chairman.

*Motion 3
Building
Supervisors
Report* Plumbing – upper car park hot water heaters upgrade completed. Pool/Gym shower floor waste grate and shower head restrictors installed. Richard Langham to report on hot water leaks. Storm water sump pumps serviced.

Gym – Signs regarding children using the gym installed. Broken equipment removed from gym. 2 new seats for exercise bikes has been ordered. Replacement cables in multi purpose training machine approved and ordered. New rack with dumbbells to be delivered late August 2018.

Gardening – New plants to replace dead ones in main courtyard to be replaced late August.

Visitors Car Park – residents are parking illegally in the visitors car park and the building supervisor would monitor the breaches with the committee. Josef to ascertain (obtain from Dorota) the registration of cars that have been using the visitors carpark in contravention of the rules.

B&D have prepared 6 laminated signs for the building supervisor to be installed on the common property wall for reserved spaces during the working week.

Access System and Garage Doors – Bells Access is working on rewiring of foyer 6 intercom door station that can call every unit in the complex.

Roof Ventilation Fans – one faulty fan on top of foyer 7 (unit 141) to be replaced and the building supervisor will urgently follow up with the contractors on due date. Building supervisor found another found not working above foyer 6 and repairs investigations underway. A new fan on top of foyer 10 has been ordered.

Lifts – No major issues noted, however we have been informed over the past month that foyer 3 levels 6 the lift door constantly opens and closes.

Major Works/Water Proofing – All reported items were inspected and Grainne is back and will provide a written plan. The Strata Manager will organize for Grainne to attend the next committee meeting to advise the owners of roof access and distribute and explain her report.

The Annual Fire Inspection has been completed and the Strata Manager to following up on any defect quotation for approval.

Lights and electrical – Clive on the committee is following up with Kris regarding the EO lighting. Joseph to ascertain the reason for the delay in rewiring of foyer 6's front door

*Motion 4
Strata Manager's
Report &
Correspondence*

1. **Resolved** that the Strata Manager will advise the lot owner of Unit 155, the Owners Corporation will not pay the insurance excess of \$5,000 in respect to the resultant damages of their kitchen and strata insurance claim. It is the individual owners responsibility of unit 155 to pay any costs because there is a bylaw in place (Special bylaw 13) works for Lot 155 where the owner of lot 155 remains liable for any damage to the lot or common property due to the renovations that took place inside the lot. The Lot owner has put in a claim under the strata insurance and the insurance has agreed to pay for the repairs subject to the excess being paid. It is the responsibility of the owner of Lot 155 to pay the excess directly to the insurer.
2. **Resolved** that Josef and Kris will follow up urgently the ventilation fan repairs with lot owner 130.
3. **Resolved** to pay the outstanding Otis Elevators amount for \$4,103.89 that related to invoices in 2015 that was not picked up due to the 30 day notice cancellation of Otis Services and the timing of the invoice and services.
4. **Resolved that** the renovations fact sheet for the balcony enclosure completed and requested by Lot 24 for approval be forwarded to all the committee for review.
5. **Resolved** the Strata Manager handed 6 laminated Bright & Duggan Car Parking signs to go up on the wall of the visitors car spaces. These 6 car spaces are reserved for B&D during business hours Monday to Friday.
6. **Resolved** the Civil Fire Quote after the most recent fire inspection be reviewed by the committee. The Strata Manager will forward the quote from Civil Fire to the committee for review.
7. **Resolved** the building supervisor will follow up with unit 67 regarding the broken glass door.
8. **Resolved** that the outstanding invoices owing for February, April and May 2018 to Thyssen Krupp be paid.
9. **Resolved** that Lot 29 Air Conditioning application to be circulated for approval. The committee will review the application and get back to the Strata Manager.

10. **Resolved** that the strata manager will contact the council to ascertain whether the planned road works will impede access to the car park ramp and, if so, ask the council to arrange the Mater hospital's consent to use their carpark so that residents can access the car park from on the other side of the building.

*Motion 5
Common
property -Lift
replacement*

1. **Resolved** that the Strata Manager to advise JCA consultants – Colin Boswarva the lift contracts must be finalised with Schindlers and the first set of lifts can start to be replaced in January 2019.

*General
Business*

1. The next committee meeting is scheduled for Tuesday 25th September 2018.
2. The AGM will be held on Monday 26th November and the Strata Manager to book the venue and advise the committee at the next meeting.
3. If Owners would like a copy of past owners corporation strata committee meeting minutes they can refer to the SP 47991 Rocklands Road Website at pacificpark.org

There being no further business the meeting closed at 7.18pm.