



MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Tuesday, 06 November 2018 at Bright & Duggan Offices, Crows Nest*

- Present:** Tony Moon, Tony Newby, David Pengilley, Trent Mackie, Michael Morris, Clive Mackay
- Attending:** James Azar (Bright & Duggan Pty Ltd), Kris Pruszynski (Kristal Property Services), Jozef (Kristal Property Services Pty Ltd), Lot 71 Michele Reid, Lot 97 Judy Murray, Lot 157 David Cook
- Apologies:** Amy Lim, Maureen Tully,
- Absent:** Ian Stewart
- Chairman:** Michael Morris chaired the meeting which commenced at 6.11 pm.

All resolutions were unanimous unless recorded otherwise

- Motion 1
Minutes**
1. **Resolved** that the minutes of the previous Strata Committee meeting held on 25 September 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 31 October 2018 was received and discussed.
 2. The budget was discussed, and the committee agreed by a majority vote to keep the overall levies the same to provide enough funds in the capital works fund to repair waterproofing remedial works in the building over the next 12 months. A few line items relating to Lift replacement calculations and lift consulting budget items required more investigating and amending and the Strata Manager would send the committee the revised budget.
- Motion 3
Building Supervisors Report**
1. The window child locks are almost complete, however 4 units 38, 71, 73 and 87 still require inspection and compliance. This should be completed by 15 November 2018.

2. Periodical cleaning is in place before Christmas of the main courtyard paths, carpet cleaning and common property area window cleaning including the pool and gym. Dumped furniture items to be removed.
3. Gardening – Owner of Lot 157 enquired about the trees near the tennis court and asked the building supervisor to make sure they were being kept healthy. Mulching to be completed in November of the common area. Planting of new box hedges to fill gaps of dead plants and replacement plants to be completed in December. The irrigation drip line in the front entry planter box will be installed December and the palm trees pruned early in the new year.
4. Pool/Gym – Recommendation to replace two (2) treadmills with new ones (quote from Fitbiz at \$6k ach) as repair is not cost efficient. Recommendation to replace one exercise bike with new one (quote from Fitbiz at \$3k).
5. Engineers continuing to work on the Repairs of water ingress and balconies. New items being unit 140, 141, unit 16. It was also reported that unit 141 was also leaking into unit 138 and that was added to the list.
6. Foyer 6 intercom has been re-wired, and it is now possible to call other units from that door station. After a lengthy period, a contractor was found to attend to the repairs and replacements of ventilation fans. Two fans have been replaced in foyer 10 and foyer 6 & 7 and extra fans have been purchased and stored on site for emergency replacements.
7. A bond recommendation was made for the use of an Abloy key to open the MDF room. The committee didn't agree with a bond and the building supervisor needs to update their key handling procedure. The signing and receiving identification from third parties was enough, instead of a bond. The building supervisor will review the creation of a log book procedure and liaise with the committee.

*Motion 4
Strata Manager's
Report &
Correspondence*

1. **Resolved** and the Strata Manager advised the committee that Bright & Duggan was looking at the electricity tendering and pricing proposals scheduled on the 12th November 2018 and the Strata Manager will inform the committee of the outcome. The Treasurer asked if B&D could advise the total electricity usage for the building in the last two years. The Strata Manager will find out from the B&D compliance department.
2. **Resolved** that the building supervisor will look at the mirror in the upper car park that looks towards the highway which needs adjusting. Currently it only shows the driveway ramp not the view up the street.

3. **Resolved** and advised that Lot 24 will provide a draft by-law for balcony enclosure to be approved at the next AGM.
4. **Resolved** and advised to the committee that the Strata Manager had not received any further response to date about the council order relating to the damage Rocklands road and the council believe the damages were caused by piping in SP 47991 common property. Once any notification from council is provided, the Strata Manager will inform the committee.
5. **Resolved** the building supervisor provide the plumbers inspection of the second leak and claim that took place in Unit 155 earlier in the year and to be made available to the Strata Insurance.

*Motion 5
Common
property*

1. **Resolved** and discussed that the committee and the building supervisor will monitor repeat illegal parking violations and car parking issues relating to the blocking of cars. Warning letters will be provided to those breaking the bylaws and the possibility of their card access to the car park denied. One of the owners provided the committee with a list of registrations and vehicles that constantly parked for long hours and days in the visitor's car park not allowing access to others. The committee also agreed that it was time for another review of all occupants with vehicles and linking those vehicles to the unit numbers otherwise failure to advise the building supervisor may result in access cards denied.
2. **Resolved** the building supervisor will provide the residents notice about the dates the lifts will be replaced and how long they were out of action. The building supervisor also needs to update the Annual Fire Statement and Work Cover statements.
3. **Resolved** before any development activity takes places on Mater hospital, the possibility of an independent dilapidation report take place by the Strata and to consider receiving legal advice on matters as insurance against damages from the neighbouring development and the receiving of a bond to protect the strata.

*General
Business*

1. The AGM will be held on Monday 26th November at 6pm and the venue booked is the Fuller Hall on level 3 at the Crows Nest Centre. Notices to go out on 12 November 2018.

There being no further business the meeting closed at 8.05pm.