

Minutes of Strata Committee Meeting

Strata Plan	47991
Name	Rocklands Road
Address	41 Rocklands Road, Wollstonecraft NSW 2065
Meeting Date	26 November 2018
Time	Held immediately following the AGM
Venue	The Fuller Hall
Address	Crows Nest Community Centre 11 Ernest Street Crows Nest NSW 2065
Present	Susan Russell Lot 24; Clive Mackay Lot 21; Alan Moon Lot 36; Maureen Tully Lot 42; Tony Moon Lot 44; Trent Mackie Lot 87; Amy Lim Lot 88; Michael Morris Lot 132; David Pengilley Lot 138;
In attendance	James Azar, Bright & Duggan K R Moon Lot 44 M A Reid Lot 71 J Murray Lot 97

Minutes

1. **Resolved that** the minutes of the previous strata committee meeting held on 6 November 2018 be adopted as a true and accurate account of the proceedings of that meeting. Minutes need amending to reflect Kris report on the gym equipment. Email sent to the Strata Manager to amend the minutes.

Election of office bearers

2. **Resolved that** the following office bearers be elected:

- **Chairperson:** Michael Morris
- **Treasurer:** Trent Mackie
- **Secretary:** David Pengilley

Appoint contact and substitute contact

3. **Resolved that** the strata committee appoint a member and alternate member of the strata committee to liaise with the strata manager and building manager and be the strata manager's and building manager's primary and substitute points of contact.

- **Primary Contact:** Michael Morris
- **Substitute Contact:** David Pengilley

Common property assessment and other items

4. **Resolved -:**

Electricity Supply Contract, review and selection

Bright & Duggan confirmed that the Bright & Duggan compliance team will provide tenders for the Electricity Supply Contract by the 27th November and that the Strata Committee will then approve acceptance of the tender via email.

Repeat offenders for illegal parking in visitor's car park

The building supervisor will organize an audit process for all occupants living at the complex and they are to advise their lot details and vehicle access into the car park. Anyone not providing details may have their swipe access suspended. It was also discussed and agreed first time offenders of illegal parking will be charged \$50 and repeat offenders \$100.

Financial reports

Tony Moon advised he wasn't receiving the financial reports and if B&D can check to see why he doesn't get the reports anymore.

Council road repairs

The committee advised to accept the quote for \$3,000 for the road repairs organized and repaired by the council provided that future issues are not the liability of the Owners of SP 47991.

Safe Access to roof

The committee were advised a quote came in from Rigcom relating to ladder brackets installed on the roof and safety anchors. The building supervisor advised Grainne, (Engineer) is organizing another quote to be forwarded to the committee.

Next Strata Committee Meeting

The committee advised the next Strata Committee Meeting of the Owners Corporation of SP 47991 will be held on Tuesday 11 December 2018 at Bright & Duggan offices at 6pm .

3 December 2018
Bright & Duggan Pty Ltd
Managing Agents for Strata Plan 47991

There being no further business the meeting closed at 7.55 pm