



MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Tuesday, 22 January 2019 at Bright & Duggan Offices, Crows Nest*

Present: Tony Moon, Michael Morris, Maureen Tully, Susan Russell, Alan Moon, Trent Mackie

Attending: Jeremy Ryan (Bright & Duggan Pty Ltd), Kris Pruszynski

Apologies: Clive Mackay, David Pengilley and Amy Lim

Chairman: Michael Morris chaired the meeting which commenced at 6.04 pm.

All resolutions were unanimous unless recorded otherwise

- Motion 1
Minutes**
1. **Resolved** that the minutes of the previous Strata Committee meeting held on 11 December 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 18 January 2019 was received and discussed.
 2. It was pointed out in the financials \$7840.04 was issued for regular lift maintenance from the capital works fund instead of the administrative fund. Bright & Duggan to rectify.
 3. It was also noted that \$4,955.50 credited for lock repair and maintenance however this should have been taken from the Capital Works Fund. The Strata Manager will investigate and rectify as required.
 4. Finally, it was also noted that under the admin fund Ground-Gardening for \$4,317.50 and \$5,170.00 that should be allocated to Capital Works Grounds- Tree removal. The Strata Manager will investigate and rectify as required.
- Motion 3
Building Supervisors Report
Addressed by chairperson in absence of Secretary**
1. 4 units still require inspection and possible installation for the building to become compliant with current legislation on window safety locks. This should be completed before March 2019 provided access can be arranged inside these lots.
 2. Building manager will arrange more frequent council clean ups during the lift replacement period and will post notices to advise residents.

3. The building manager will put up notices in the garbage room related to what can and cannot be recycled and thrown away as waste in common property bins.
4. The building manager will remove the plants in the foyers.
5. More proactive maintenance is required by the contractor overseeing the safety and performance of the gym equipment. Their access device will be blocked and the building manager will attend upcoming inspections to ensure that each machine is correctly tested.
6. The broken exercise bike will be replaced if unable to be repaired.
7. Bright & Duggan to expedite the return of all employee car park access devices to the building manager.
8. Illegal parking on common property and in the visitors car park area continues to be a problem. Bright & Duggan to advise the strata committee what additional options the owners corporation has to prevent residents from parking in these areas illegally, other than blocking access as per Special By-law 9.

*Motion 4
Strata Manager's
Report &
Correspondence*

1. **Resolved** that Bright & Duggan are to confirm with the lift contractor if an asbestos certificate is required.
2. **Noted** that the building manager will supply the project engineer with building plans for remedial investigations.
3. **Noted** that the building manager will follow up plumbing work in Unit 99 and to confirm if any work remains outstanding.
4. **Noted** that Bright & Duggan are to advise if the repairs to the Pergola covers of Unit 162 (damaged in the recent hailstorm) fall under strata responsibility or if the costs must be covered by the owner.

*Motion 5
Common
property*

1. **Resolved** that the building manager will advertise select times and days for assistance in helping residents take groceries to their units whilst the buildings lifts are being replaced. This service will only be available to those units currently without lift access and not outside the times and days specified.

2. **Resolved** that Grainne (Engineer) be invited to the next Strata Committee meeting to update the committee of the repairs in relation to the major remedial works.

There being no further business the meeting closed at 7.05pm.