



MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Tuesday, 12 March 2019 at Bright & Duggan Offices, Crows Nest*

Present: Tony Moon, Michael Morris, Susan Russell, Alan Moon, Trent Mackie
Attending: James Azar (Bright & Duggan Pty Ltd)
Apologies: Maureen Tully, David Pengilley, Amy Lim and Kris Pruszynski
Absent: Clive Mackay
Chairman: Michael Morris chaired the meeting which commenced at 6.00 pm.

All resolutions were unanimous unless recorded otherwise

*Motion 1
Minutes* 1. **Resolved** that the minutes of the previous Strata Committee meeting held on 22 January 2019 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 5 March 2019 was received and discussed.

*Motion 3
Building Supervisors Report* The Building Supervisor did not provide a report, due to illness and therefore could not make the meeting.

*Motion 4
Strata Manager's Report & Correspondence* 1. **Noted** that Kris the building supervisor will discuss with Schindler the dust on the door knobs and stairwell and the cleaning of it that is occurring during the lift replacement.
2. **Resolved** that the Civil Fire Quote for fire defects relating to Emergency lighting and extinguishers for \$1,632.40 is approved.

3. **Noted** that the Strata Manager will discuss with the building supervisor the water damages in Unit 153 and the resultant water damage drying to the flooring that the

powered by



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agent of Unit 153 requested payment for and to advise the approvers of the invoices if ok to pay.

4. **Noted** that the Schindler invoice for the lift replacement for \$322,324.24 will be approved by Trent this week and Michael Morris confirmed the invoice is in line with the contract.
5. **Noted** that Unit 85 advised the committee in a letter they will cease smoking or stop the smoke drifting and has apologised to their neighbours.
6. **Noted** that the Strata Manager will find out from Council what procedure needs to be followed and how to make an agreement with the local council and the Owners Corporation to fine people illegal parking on common property.
7. **Noted** there was a miscommunication about asbestos certificate to be provided to the lift company. They do not require it.
8. **Noted** that the Strata Manager has handed in the swipes and fobs that B&D used to Kris and everything has been accounted for.
9. **Noted** that Kris to be the contact person regarding unapproved invoices owing to Fitbiz that are in dispute.
10. **Noted** that Unit 37 parking cage was broken into during the last week of February and early March. The Building Supervisor will try and see if any offenders can be seen on CCTV at the entry of the car park during this time when the main garage door was propped open.
11. **Noted** that the Strata Manager will investigate the civil fire invoices for \$192.50 and \$726 (not paid) relating to smoke alarms and the cost of them and if they should be charged to the individual owners lots. The Strata Manager to investigate in the last year any invoices relating to smoke alarm repairs and if those repairs were charged to individual owners.
12. **Noted** that building supervisor to provide feedback on what action he has taken to provide assistance to residents affected by the lift shutdowns.

13. **Noted** that the committee were not aware of dogs unleashed and running around in the car park and common property as advised in the last week by one of the occupants. The Building supervisor to keep an eye out and monitor this and provide those caught with a warning.
14. **Resolved** that the committee approved the lowest quote being SUU for the building Sum Insured Strata Insurance for the year \$66,809.37
15. **Noted** that Kris will look into Unit 89 air vent issues.

*Motion 5
Common
property & other
matters*

1. **Noted** that Grainne (Engineer) apologised for not attending the meeting due to a serious illness in her family and therefore could not inform the *committee on an update on all outstanding remedial works.*
2. **Noted** that Kris to provide a secondary number (one of his offsidars) in his absence.
3. **Noted** that the next Strata Committee meeting is changed from 16 April 2019 to 9 April 2019 and the chairperson will be away for 7 weeks.

There being no further business the meeting closed at 6.45pm.