



MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Tuesday, 09 April 2019 at Bright & Duggan Offices, Crows Nest*

Present: TM Lot 44, SR Lot 24, AM Lot 36, TM Lot 87, MT Lot 42 , DP Lot 138,
AL Lot 88 and CM Lot 21

Attending: James Azar (Bright & Duggan Pty Ltd) and Kris Pruszyński (Kristol)

Absent: MM Lot 132

Chairman: DP Lot 138 chaired the meeting which commenced at 6.03 pm.

All resolutions were unanimous unless recorded otherwise

**Motion 1
Minutes** 1. **Resolved** that the minutes of the previous Strata Committee meeting held on 12 March 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 31 March 2019 was received and discussed.
Action item - The strata manager to check identified timing and posting issues so that assurance could be given that the figures in the accounts were correctly recorded in the right accounts.

**Motion 3
Building Supervisors Report**

1. **Noted** that two units needed extra locks for window compliance and the certificate of compliance will be completed once these locks are installed.
2. **Noted** that cleaning of the pathways, tiles around pool and spa are scheduled before Easter. Dumped furniture and household furniture have been removed from the common property areas to make it all clear for the lift contractor.
3. **Noted** Gardening – remaining large pots on main courtyard replaced by the end of April. Irrigation drip line in front entry planter box and tap installed after Easter.
4. **Noted** that Gym Equipment leasing quote after site inspection

by Life Fitness. Building supervisor to meet with Fitbitz next week to discuss all maintenance issues and unpaid invoices.

5. **Noted** the Building Supervisor to attend to Unit 155 plumbing matter, to ascertain if what is reported is the individual owner's responsibility or strata.
6. **Noted** an additional mirror installed in upper car park due to heavy traffic. Water damages in Unit 151 all repaired. Ventilation in foyer 10 working fine and the ventilation in foyer 1 fan was replaced and working fine. Unit 89 ventilation being investigated. Problem with common area lights in foyer 3 in top 3 levels being investigated.
7. **Noted** access swipes were cancelled belonging to old contractors and residents.
8. **Noted** the replacement of Lift number 3 has been completed and would be handed over on Friday 12 April 2019. JCA lift consultants advised on 8 April 2019 that Lift number 2 has been delayed until the end of April due to sourcing of additional parts. The replacement of Lift 1 is on schedule to start 15 April 2019.

*Motion 4
Strata Manager's
Report &
Correspondence*

1. **Noted** that the Building Supervisor will get in touch with the plumber hired by the agent of Unit 153. More information is required about what caused the water leak before any outstanding invoices can be approved owing to Davidson plumbing or Empire.
2. **Noted** that the involvement of local council entering common property to fine vehicles parked illegally may not be an option. **Action items** -: The acting chair and another committee member would draft a car parking compliance policy for the committee's consideration and approval. Also the Strata Manager would issue a breach letter to both unit 43 and Unit 53 occupants for illegal parking on common property.
3. **Noted** that no CCTV footage showed any images of the Garage theft reported during the 26 February to 2nd March 2019. It is the responsibility of all residents to make sure they have their own locks in place on their storage cages against theft and their own contents insurances to cover any risks of theft. The committee will take on board the incidents reported and if it feels security needs to be looked into, they will do this in consultation with the building supervisor.

4. **Noted** that the Strata Manager provided Unit 86 with an apology for breaching unit 86 relating to smoking offences. The committee noted this and were advised by the Strata Manager that another unit has accepted responsibility for smoking breaches and have since stopped smoking.
5. **Noted** that Unit 15 must submit a new renovations application for bathroom renovations and a bylaw must be drafted for major works such as water proofing and the bylaw must be approved at a General Meeting through a special resolution.
6. **Noted** the issues raised by unit 32 regarding the process of the lift replacement and Otis lifts was handled by the owners corporation three years ago through a clear path of due diligence and the owners corporation discussed it and approved the replacement all the lifts at the Annual General Meeting in 2017 and the current strata committee have nothing further to add.

*Motion 5
Common
property & other
matters*

1. **Resolved** that the Strata Manager will advise and give the committees condolences towards the engineering consultant from Sydney Strata Consulting Engineers for a personal matter and the consultant to advise the Strata Manager if more than a month postponement is required for the investigation of water seepages.
2. **Noted** that AL Lot 88 from the committee will read the new pacific park web page and advise if any changes or amendments are required. www.pacificpark.org
3. **Noted** that the building supervisor will look into the side gate which is closest to the mater hospital and the gate requires replacement bolts.
4. **Resolved** the next committee meeting is scheduled on Tuesday 28 May 2019.

There being no further business the meeting closed at 7.15pm.