



MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Tuesday, 28 May 2019 at Bright & Duggan Offices, Crows Nest*

- Present:* MM Lot 132, TM Lot 44, SR Lot 24, AM Lot 36, TM Lot 87, MT Lot 42, AL Lot 88 and CM Lot 21
- Attending:* James Azar (Bright & Duggan Pty Ltd) and Kris Pruszyński (Kristal)
Lot 16, Lot 71, Lot 97 and Lot 157
- Apologies:* DP Lot 138
- Chairman:* MM Lot 132 chaired the meeting which commenced at 6.05 pm.

All resolutions were unanimous unless recorded otherwise

- Motion 1
Minutes*
1. **Resolved** as amended that the minutes of the previous Strata Committee meeting held on 09 April 2019 be adopted as a true record of that meeting.

MM Lot 132 was an Apology not Absent
TM Lot 44 advised www.pacificpark.org website is up to date apart from two minor links which will be updated.

- Motion 2
Financial Position*
1. The statement of financial position and statement of financial performance for the period ended 21 May 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. Strata manager to advise the Treasurer TM Lot 87. The committee advised that Kris should get a copy of the monthly status report detailing all individual expenditures to ensure correct coding and the Strata Manager will follow up with their back office.

- Motion 3
Building Supervisors Report*
1. **Noted** the building supervisor will email the committee sample images in relation to replacement lighting and advise which lights are being replaced and in which foyers.

2. **Noted** that beginning of July the Annual Fire Inspection will take place and the building supervisor will replace common property smoke alarm batteries where required.
3. **Noted** that the common property doors (fire stair doors) will have the locks, handles and the door closures lubricated mainly where the new lifts have been replaced due to those doors being used more often.
4. **Noted** that the tennis court surface will be soft washed after winter and bottom of the tennis court net to be repaired.
5. **Noted** the pot plants that are to be replaced from the foyers will be removed in two weeks in line with another council clean up. The plumber will also install a water tap and drip line for irrigation near the main entry garden bed.
6. **Noted** that the water supply pipe to the main courtyard fountain needs repairing due to leaks and the plumber has been informed. Lot 16 reported gas smells close to their unit and the plumber has been advised to investigate. It was also noted that there was a water problem in the second level car park possibly someone washing cars and the building supervisor will investigate.
7. **Noted** courtyard cleaning will take place, arranged by the building supervisor at no charge due to a shortage of staff and regular cleaning not done and therefore the building supervisor has apologized. It was also noted that lot 105 is overwatering their plants and cause leaks on the common property and the Strata Manager will send a letter to the occupants of lot 105 to rectify this matter or be in breach of causing damage to the common property.
8. **Noted** that foyer 4 has a ventilation issue and Crown Electrical are looking to repair this on 28 May 2019.
9. **Noted** the unsecured handrail next to foyer 8 stairs to be repaired and the foyer 9 door mat needs to be replaced. The missing tiles on the column next to the spa will be repaired.
10. **Noted** the building supervisor will look into all the options regarding the gym equipment replacement/repairs and provide further details before the next committee meeting.

11. **Noted** the strata committee are looking into various options in dealing with illegal parking on common property. Some of the options to be investigated include a car recognition camera, the possibility of towing vehicles parking illegally and an immobilization solution by a company called Barnacle.

*Motion 4
Strata Manager's
Report &
Correspondence*

1. **Noted** that the fobs have been delivered by the building supervisor to the agent of Lot 103.
2. **Noted** that the strata manger will send Lot 153 a breach letter for smoke drifting into other common property areas and impacting other residents.
3. **Noted** that the building manager will look into the repairs of the original shower flooring due to waterproofing failure in Lot 155 and once fixed the floorboard repairs in the bedroom should be claimed under strata insurance for resultant damage.

*Motion 5
Common
property & other
matters*

1. **Noted** Lift 2 and Lift 3 have already been replaced but there are a few minor defects. The Strata Manager will inform the lift consultant to follow up.
2. **Noted** that the engineer GK will attend the next committee meeting on 9 July 2019 to provide an update on remedial works.
3. **Noted** that the committee need to do more research into the areas and possibilities of making the building electrical vehicle compliant. Whatever is decided will require owners corporation approval at a general meeting and a bylaw approved regarding the procedures and responsibilities.
4. **Noted** the building supervisor will investigate the lower car park next to lot 88 garage to see why there is water on the floor even when it's not raining.
5. **Noted** the next Strata Committee is on Tuesday 9 July 2019 at 6pm.

There being no further business the meeting closed at 7.50pm.