



MINUTES

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

Present: MM Lot 132, SR Lot 24, AM Lot 36, TM Lot 87, DP Lot 138,
AL Lot 88 and CM Lot 21

Apologies TM Lot 44, MT Lot 42

Attended James Azar (Bright & Duggan), Kris Pruszynski and Jozef Seremet
(Kristal), Grainne Keaney (Sydney Strata Consulting Engineers)
Lot 148 attended

Chairman: MM Lot 132 chaired the meeting which commenced at 6.04 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 28 May 2019 be adopted
as a true record of that meeting.

*Motion 2
Financial Position* 1. The statement of financial position and statement of financial
performance for the period ended 30 June 2019 was received
and discussed.
Action item - The strata manager to check identified timing
and posting issues with Kris the building supervisor who will
come to B&D office to reclassify entries to the correct
accounts.

*Motion 3
Building
Supervisors
Report* 1. **Noted** the building supervisor will look into providing a quote
from Technogym for 2 replacement bikes and one treadmill.

2. **Noted** the Strata Manager to provide the Building Supervisor
the contact details of the tow truck company who can access
the Rocklands Road Car Park to remove the abandoned car on
common property. Once confirmed the building supervisor will
place a notice on the vehicle and have it removed after 5
days notice.

3. **Noted** the building supervisor to continue the investigation of vehicle recognition boom gates in the visitor's car park and to provide a quote and procedures applicable for the Strata Committee to review at the next meeting. Other ideas will be investigated such as installing signs, bollards and security checks to ensure residents do not breach by-laws by using Visitors Car Parking spaces.

*Motion 4
Strata Manager's
Report &
Correspondence*

1. **Noted** that the building supervisor will arrange the repairing of the crack on the common property floor near the fire exit and to remove the motor bike parked near the stairs as reported by the Strata Insurance and must be fixed by the first week of August 2019.
2. **Noted** that the strata manger will organise a general meeting by electronic voting to allow bylaw approval for Lot 15 and Lot 102 as per their renovations applications supplied to the strata committee, which must be approved by the owners corporation. The general meeting will be organised for 31 July 2019 to allow enough notice.

*Motion 5
Common
property & other
matters*

1. **Noted** after a lengthy discussion with the Engineer Grainne that approximately 350 to 360 square meters of balcony remedial works on the Western side of the complex are required on common property adjoining units 138-141 to address a failure of the water proofing membrane. The Engineer identified a failure of the existing waterproofing membrane, forecast further deterioration and recommended a mesh membrane replace the existing sprayed on membrane to improve its life and reduce costs for any repairs to the membrane in future. The cost estimated is approximately \$600,000.00 to \$700,000.00. Quotes obtained from the tender process and related budget will need to be presented to the AGM for approval. Safe access to the roof will also be required and will be followed up by the Engineer and the fee proposal to be emailed to the committee in due course. The Engineer also provided a plan to replace all roof top/top floor balcony membranes over a 10 year period.
2. **Moved.** The committee unanimously agreed to authorise the Engineer to develop the documentation required to obtain tenders for 2 alternative works to replace the waterproofing membrane on common property adjoining units 138-141: the cost to do so in one process; and the costs to do so for each unit as individual and separate processes. The Engineer is to have taken all steps needed to allow the tender process to commence by mid-October 2019.

(It is noted that before motion 5 was discussed, Lot 138 had disclosed to the committee a conflict of interest, due to the

fact that the common property adjoining his unit was one of the areas which was proposed to be worked upon. The Committee accepted his declaration and agreed that this did not warrant his exclusion from the relevant discussion and decision.)

3. **Noted** that the Strata Manager will search through the records the contract work done on unit 140 by Everest that would show what scope of works was carried around three to four years ago.
4. **Noted** that Lift number 1 handover and will be finalised shortly and Lift number 4 has already commenced on 17 June 2019 which will take around 12 weeks. Lift 2 and Lift 3 have been replaced already.
5. **Noted** the next Strata Committee is on Tuesday 20 August 2019 at 6pm.

There being no further business the meeting closed at 8.00pm.