



MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Tuesday, 24 September 2019 at Bright & Duggan Offices, Crows Nest*

Present: MM Lot 132, TM Lot 44, SR Lot 24, AM Lot 36, DP Lot 138, AL Lot 88
and CM Lot 21

Attending: James Azar (Bright & Duggan Pty Ltd) and Kris Pruszynski (Kristal)
Lot 71 and Lot 97 attended

Apologies: TM Lot 87 and MT lot 42

Chairman: MM Lot 132 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 20 August 2019 be adopted as a true record of that meeting.
2. **Noted** no other business matters arising from the previous minutes.

**Motion 2
Financial Position**

1. The statement of financial position and statement of financial performance for the period ended 20 September 2019 was received and discussed.
2. **Noted** the strata manager will distribute the draft budget for 2020 to all the committee members for feedback. Any amendments to the proposed budget will be presented for approval by the strata committee at its next meeting on 5th November 2019.

**Motion 3
Building Supervisors Report**

1. **Noted** the tennis court surface will be soft wash cleaned in November 2019.
2. **Noted** the plumber has installed a water tap and drip line to irrigate the main entry garden bed.
3. **Noted** the plumber is investigating the constant leak around garage unit 88. The plumber and the Strata Engineer are jointly investigating and once more information is provided

the building supervisor will advise the committee.

4. **Noted** the water ingress from the bathrooms in unit 43 and 44 are fixed and once the wall dries the contractors will repair the render and the painting.
 5. **Noted** the water pressure clean of various common property areas to be done in October and November.
 6. **Noted** the very noisy ventilation fan impacting Unit 91 is larger than the other fans in the building and a customization is required to replace it. Crown Electrical are exploring options with fan manufacturers.
 7. **Noted** damaged paint repairs of the exterior of the building near the driveways and walkways are scheduled for October 2019.
 8. **Noted** the building supervisor and the strata manager will liaise with each other and provide notices to the many motor bikes parked illegally on the common property. Failure to remove the bikes may result in the bikes being removed from the common property in accordance with Strata Regulations.
 9. **Noted** a report will be provided by the Engineer in the first week of October 2019 on several issues relating to the leak from the balcony of unit 14 into the bedroom of unit 122, the saturation of foyer 3 external wall facing the courtyard and the cracks and water ingress of the stairs where the back entry is from Rockland Road next to Foyer 5.
 10. **Noted** the building supervisor will request from the engineer a copy of the tender document to rectify some balcony tiling and water leakage, as advised to the committee in July 2019.
 11. **Noted** the building manager will update the new resident's welcome pack and put a copy on the notice board.
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1. **Noted** SUU acknowledged actions noted in the risk report provided on the 20 June 2019 have been dealt with by the building supervisor.

*Motion 4
Strata Manager's
Report &
Correspondence*

2. **Noted** the Engineer reported there was no evidence of water proofing failure in Lot 155 with her tests to date. The damages to the floorboards appears not to be a result of any waterproofing failure but rather an internal leak within the unit. However, for a more conclusive result a flood test is required of the bathroom flooring and this would be at the cost of the individual owner. If the flood test shows the water proofing has failed then the cost of the flood test would be the owners' corporation responsibility. The Strata Manager will advise Lot 155 of this decision.

*Motion 5
Common
property & other
matters*

1. **Noted** several teething problems with all of the new lifts have been fixed, as reported by JCA and Schindler.
2. **Noted** the short term letting Bylaw will be reviewed by the committee and discussed at the next meeting.
3. **Noted** the Strata Committee will organise a review of the Strata Management provision and will advise the current strata manager in due course. The review is required as part of the committee's due diligence and it is by no means an adverse reflection on the current strata manager.
4. **Noted** that the Strata Committee approved the quote from HSE option 1 for \$37,380 inc GST to install anchors on the "green" roofs, including ladders and hatches with a further allowance of \$10,000 for each roof opening. There are four locations nominated but one may have an alternative option subject to approval by lot 141.
5. **Noted** the next Strata Committee Meeting is on Tuesday 5th November 2019 at 6pm and the AGM is scheduled for 2nd December 2019 at the Crows Nest Centre.

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