



MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Tuesday, 3 March 2020 at Bright & Duggan Offices, Crows Nest*

Present: Tony Lot 44, Susan Lot 24, Alan Lot 36, Amy Lot 88, Stephen Lot 86, Kelly Lot 80 & Michael Lot 132

Apology Trent Lot 87 & David Lot 138

Attending: Jeremy Ryan (Bright & Duggan Pty Ltd)

Kris Pruszynski (Kristal)

Diana (Lot 91), Natalie (Lot 162)

Chairman: Michael Lot 132 chaired the meeting which commenced at 6.03 pm.

All resolutions were unanimous unless recorded otherwise

Motion 1 Minutes

Resolved as amended that the minutes of the previous Strata Committee meeting held on 21 January 2020 be adopted as a true record of that meeting. The amendment being that Stephen (Lot 86) attended the meeting which was not included in the minutes.

1.2 Business arising from the minutes, not otherwise dealt with in the agenda.

a) **Resolved that** SP 47991 was confirmed as registered with the Owners Corporation Network (OCN). The next meeting of OCN is 'In the Line of Fire' – the OCN Seminar on Saturday March 14 from 9:30AM-1:00PM in the Kirribilli Club, Lavender Bay in Sydney.

b) **Resolved that** the meeting minutes of 21 January are approved to allow Tony (Lot 44) the authority to assist Trent in approving invoices.

c) **Resolved that** the identification of attendees in strata committee meeting minutes will be changed from initials to first names to avoid confusion.

Motion 2 Financial Position

1. **Resolved that** the statement of financial position and statement of financial performance for the period ended 28 February 2020 was received and discussed.

Note: B&D to confirm telephone expenses not related to the usual \$88.00 fee for the caretaker telephone. Request by Michael for Bright & Duggan to change the coding input for various expenditure items to better reflect their position in the budget.

*Motion 3
Building
Supervisors
Report*

1 Gardening

- 1.1 Building manager is looking for alternative quotes for tree lopping and palm removal as the quote received from Prompt Tree Services was very high.
- 1.2 Lawn (burnt patches) are returning to normal

2. Cleaning

- 2.1 Tennis court surface soft wash to take place Thursday 12th March
- 2.2 High pressure wash of pavers to take place Monday 9th March.

3. Pool/spa and GYM

- 3.1 Light in spa was found broken and removed and has temporarily been replaced but not working. Building manager and committee to gage resident response before organizing costly repair.
- 3.2 Pool/Gym air conditioning parts will be available from later in the week and installed during the week beginning 9th March 2020.

4. Car park and security

- 4.1 Access card audit completed – a number of unregistered cards/swipes have been cancelled.

5. General maintenance and repairs

- 5.1 Storm water pumps were unable to cope during the recent heavy rain. However the cost of an upgrade estimated at \$7,500 was not recommended due to infrequency of such weather and rain fall.
- 5.2 Garage light in garage 60 to be replaced week beginning 9th March. Most of the broken external lights have been replaced with new weatherproof LED. Power cords in the gym and office to be tested and tagged week beginning 2nd March.
- 5.3 Tennis court net was fixed by Building Manager
- 5.4 Some tiles and pavers will be fixed on Friday 6th March as they are currently a trip hazard.

- 5.5 Fire monitoring upgrade to GSM required as poor reception noted by panels. Contractor will return week beginning 9th March to complete installation of antennas.
- 5.6 All Anchor points were installed on roof although an extra railing and access equipment may still need to be installed in the future.
- 5.7 All faulty common area locks and door closers have been repaired/adjusted or replaced as of Saturday 29th February.

6. **Water Ingress**

- 6.1 Strata Committee resolved to approve repair work for water ingress damage to Unit 72 to take place for \$940+GST.
- 6.2 Owner of Unit 69 has reported that the new tiles installed for the patch repair are slippery. Building manager to confirm how to proceed as area of patch repairs is exclusive use for the lot.
- 6.3 Carpets in Foyer 10 Saturated from recent water ingress causing unpleasant smell and possible mold. Building manager has organized steam clean and treatment to carpet however it has not been as effective as hoped. Building manager to re-steam clean the foyer carpet whilst obtaining quotes to repair carpet and replace glass tiles. Insurance claim to be made by Bright & Duggan to cover associated costs of carpet replacement.

*Motion 4
Strata Manager's
Report &
Correspondence*

- 1. **Insurer enquiry** – Building manager confirmed that plumbing and sewerage system for the building is regularly inspected by a plumber in response to insurers query about how the strata plan mitigates burst/cracked pipes.
- 2. **Lot 23 Pet & Air conditioning application** – Both applications approved by strata committee.

3. **Noisy Fan in Foyer 4** – Strata Committee resolved to engage ventilation engineer to attend and recommend best course of action to prevent excessive noise from fan in Foyer 4 from impacting residents of Unit 91.
4. **Lot 142 request to install new front door lock** – Strata Committee resolved that the owner of lot 142 must engage Civil Fire at their own cost to confirm the lock type they are looking to install is compliant with fire regulations and will not impact the AFSS for the strata plan.
5. **Dumping of Rubbish** – Building Manager to put up information on council clean ups on noticeboard. Confirmed that buildings cleaner accidentally placed items out early.
6. **Lot 34 Temporary Parking Permit** – more information will be required for the strata committee before a temporary parking permit will be considered. Bright & Duggan will invite U34 to provide details regarding their request to use a visitor's car space, including times of use, period and reasons.
7. **Capital Works Fund Reports** – Strata Committee resolved to proceed with QS Solutions quote for a capital works fund report on the condition that the quote provided covers is for the full 162 lots. This was confirmed by QS Solutions on a phone call at the meeting with the Building Manager.
8. **Fire Defects and Quotes from Civil Fire** – Strata Committee approved quote from Civil Fire to repair defects for AFSS on the condition that components of quote where costings weren't provided are given to the strata committee before proceeding.

*Motion 5
Common
property & other
matters*

1. **Review of provision of Strata Management** – Amy to speak with final Strata Management company on Friday 6th March and will forward all received proposals for review of the strata committee during the week beginning 9th March.
2. **Update from the Balcony works sub-committee** – Anchor points installed. Engineer has confirmed invoice is ok to be paid and has advised of a 10-year warranty in place for this work.
3. **Contract for Major balcony Waterproofing remedial works** – Stephen, Tony and David submitted agreed

changes to the draft contract to be incorporated into the final contract. The engineer is finalising changes and inclusions from the recommended contractor, including wording of the 20-year warrantee and the contractor's proposal for a different method to the balustrade installation than that proposed by the engineer. She has requested evidence from a 3rd party that this method is as good or better than the method originally proposed. The Strata committee will see the final contract before signing and it is still hoped that work may begin shortly after Easter.

There being no further business the meeting closed at 7:15PM.