

# Minutes of Strata Committee Meeting

<b>Strata Plan Name</b>	47991
<b>Address</b>	ROCKLANDS RD - 41 41 Rocklands Road WOLLSTONECRAFT NSW 2065
<b>Meeting Date</b>	02 June 2020
<b>Time</b>	5:00 AM (meeting started 5.05pm)
<b>Venue</b>	Via Zoom/Telephone conference
<b>Address</b>	Zoom Meeting
<b>Present</b>	DP (Lot 138) TM (Lot 44) AM (Lot 36) MM (Lot 132) TM (Lot 87) AL (Lot 88) SW (Lot 86) SR (Lot 24)
<b>Apologies</b>	KV (Lot 80)
<b>In attendance</b>	James Azar, Bright & Duggan; Kris Pruszynski (Kristal), Judy Murray (Lot 97)
<b>Chairperson</b>	DP (Lot 138)

## Motions

### 1. Minutes

#### **Resolved**

That the minutes of the last strata committee meeting held on 21 April 2020 be adopted as a true and accurate record of the proceedings of that meeting.

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

#### **Resolved**

- Building Supervisor advised a notice was not required for the open gate at the upper car park because the gate was repaired that same week as the last strata committee meeting took place.
- The replacement of carpet in foyer 10, the impact of balcony works to lots 139 and 140 flooring and the fire safety certificate quote for the glass brick will be discussed during the building supervisors report.
- The Strata Manager informed the committee there were no owners who put in a claim for allowing more time to pay levies due to COVID 19 financial difficulty.

### 2. Financial Statements

#### **Resolved**

That the attached statements of financial position performance for the period ending 27 May 2020 for the administrative fund and sinking fund be adopted.

### 3. Building Supervisors Report

#### **Resolved**

**That** the Building's supervisors report be received, discussed and acted upon as required.

3.1 The Pool and Gym are still closed due to COVID 19 and the committee will look to the possibilities of when to reopen them after advice from the NSW Government -that is coming out on 13 June and what obligations are required by the Owners Corporation.

3.2 The committee received a quote for the carpet replacement in foyer 10 due to the recent storm and flood damage, however the committee were advised the damage to the carpet wasn't as bad as first thought and the carpet is in better condition than some of the older carpets in the other foyers and the committee will investigate further and advise action taken to rectify or prevent water/mould damage. The replacing of all the carpets should be factored into the new capital works fund report that is being organised currently for future repairs and maintenance of the building over a 10 year forecast. The areas of the cracked bricks around foyer 10 will also be inspected by a remedial builder in the coming weeks.

3.3 Unit 157 water ingress, the engineer is arranging repairs and quotes based on the specification organised by the engineer.

3.4 Unit 72 an inspection has been arranged with the engineer on 4 June 2020.

3.5 Unit 39 water ingress into the kitchen and into the living room from the balcony deck of unit 43 has now been repaired.

3.6 Water leaks into unit 40 from unit 43 have now been repaired.

3.7 Unit 121 balcony hob has been repaired.

3.8 Notices have been circulated to some units that were spotted with laundry, mattresses and other bamboo structures on their balcony as well as cigarette butt littering. A notice will go out against a noise complaint made against unit 146 who has been noisy after 11pm at night.

3.9 Jemena owns hot water meters and they are in the process of replacing all of them and this will be completed by the end of 2020. After recent replacement of some meters we found a few leaks from hot water risers which may be related to the replacement of the meters.

## 5. Strata Managers report and correspondence

### **Resolved**

That the Strata Managers report and correspondence be received, discussed and acted upon as required.

5.1 The strata manager reported that lift 4 has been repaired by Schindler and they advised the cause of the damage was not covered under their maintenance agreement because broken glass was found in the tracks of the lift causing the defect.

5.2 A leak in Lot 16 where the tiles are lifting on the terrace and a new leak in Lot 18 are being investigated by the engineer and they will report back on these two matters.

5.3 The ventilation fan in the common property where a complaint has been made about emanating noise near unit 91 is being investigated by an electrician and they will advise the committee if a solution can be provided and if the noise of the fan is currently running at acceptable noise standard.

5.4 The Strata Manager reported the Engineer is following up on obtaining a fire rating assessment of the proposed hatch installation and supporting steelwork for opening a fire stair in foyer 3 and a fee has been requested from Stephen Grubits & Associates. The certification of the anchors have been requested from HSE and they want to install all ladders at once after the hatches are installed.

5.5 The Strata Manager will contact the agents/owners of unit 38 regarding evidence of approval of the flooring and acoustics compliance due to noise complaints emanating from unit 38.

5.6 Unit 72 reported cracks appearing along the corner of the walls inside the bathrooms. The building supervisor has advised they have organised a structural engineer to investigate this matter and report back to the committee of any action required. It was also reported by the same unit the issue with the deteriorated balcony hobs and a work order has been issued by the building supervisor to have this fixed.

## 6. Common Property

### **Resolved**

That the conditions and use of common property be discussed and action taken to rectify any faults or problems.

- Update from the Balcony works sub-committee – The committee discussed and resolved that the draft contract organised by the engineer for the balcony works addresses the legal risks that were identified by the independent legal advisor and by a unit owner who practices as a building and construction lawyer, and that there are sufficient funds to incur the cost of the contract and pay all other known expenditure this year, based on the financial statements presented to the committee at this meeting and the price tendered by the contractor late last year. It is noted that there is risk the contractor may seek to increase their price and

that unit holders may seek compensation from strata if the proposed works damage their floor coverings.

- The Strata Manager advised the committee that QS Solutions will attend site on 11 June 2020 to inspect the building and meet up with the building supervisor to organise the capital works fund forecasting report. The building supervisor mentioned the report should take two weeks after that date to provide the committee.
- Update on Glass Brick replacement – The Building Supervisor advised that Combined Building Services and the Engineer will conduct an inspection of the common stairwell in foyer 10 in relation to reported water entry issues and will provide a brief point form summary of their observations and a budget for treatment of any identified issues.
- The fire doors next to foyer 10 entrance is being jammed open. These doors are the main access between the car park and level 10 entrance and in constant use. It has been reported the doors are fire doors but the committee and the building supervisor is uncertain and one of the committee members will look into this and report back.
- Foxtel connections and enquiries by residents who reported Foxtel refusal of connection stating the building is not Foxtel ready and any information of signal interruption issues are being remotely sent to MDU the maintenance service provider who informs the building supervisor. Attached to the minutes is an explanation that Foxtel does exist in the building and how it all works including other television distributions systems.
- The building supervisor will look into cat littering reported by another unit where there is cat litter on their balcony below unit 89 and so when it is not cleared it smells.

## 7. Next Meeting

### **Resolved**

That the strata committee meeting is scheduled for Tuesday 7 July 2020.

**Date of Notice: 10 June 2020**  
**Bright & Duggan Pty Ltd**  
**Managing Agents for Strata Plan 47991**