

Minutes of Strata Committee Meeting

Strata Plan Name	47991
Address	ROCKLANDS RD - 41 41 Rocklands Road WOLLSTONECRAFT NSW 2065
Meeting Date	07 July 2020
Time	6:00 PM (meeting started 6.04pm)
Venue	Via Zoom/Telephone conference
Address	Zoom Meeting
Present	DP (Lot 138) TM (Lot 44) AM (Lot 36) MM (Lot 132) TM (Lot 87) SW (Lot 86) SR (Lot 24)
Apologies	KV (Lot 80) AL (Lot 88)
In attendance	James Azar, Bright & Duggan; Kris Pruszynski (Kristal), SH (Lot 16)
Chairperson	DP (Lot 138)

Motions

1. Minutes

Resolved

That the minutes of the last strata committee meeting held on 02 June 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

- The chairperson advised the committee made a decision to open up the gym and pool on the 29 June 2020 and implemented a waiver form for all persons entering these facilities with strict guidelines in accordance with the NSW Government COVID 19 restrictions to protect the health and safety of all residents in Pacific Park.
- The building manager provided the committee with a formal report and quote from CBS on 4th June 2020 for \$17,845 plus GST to replace the top floor windows of foyer 10 and to provide maintenance works to the lower two windows, and the external wall and flashing maintenance works. CBS has included an allowance for replacement of loose and drummy render that was identified adjacent to the top floor window and internal painting and the budget includes scaffolding. This job should be completed within the next three weeks.
- The building supervisor with the assistance of the contractor are looking to replace the damaged underlaying of the carpet in foyer 10. A meeting will be organised onsite after the glass window replacements are completed to ascertain the extent of the damaged carpet. The building supervisor will follow this up with the owner of Lot 162 who has requested the committee replace the carpet in foyer 10 after the recent leaks. The committee will ascertain if the carpet in foyer 10 needs to be replaced or the small stain on the carpet near the window can be steam cleaned. The committee are looking at replacing the carpets in all foyers at next years proposed budget.
- It has been confirmed that the door from the visitors car park to the ground floor, near foyer 10 is indeed a fire door and the building supervisor will investigate if the fire door requires to be closed at all times by discussing this with the fire company. The door is currently been left open for the convenience of accessing the car park.
- The Strata Manager will circulate to the committee the advice received by a strata lawyer for another building in relation to new legislation regarding short term letting and the significance to its current by-laws.
- The Strata Manager advised the committee that B&D have no details in the roll regarding the contact information for unit 38 owners which is required to follow up on the complaints made by multiple residents relating to floorboard noise. The assistance of the building supervisor is required to ascertain any information from the current occupants/agents in lot 38.

2. Financial Statements

Resolved

That the attached statements of financial position performance for the period ending 30 June 2020 for the administrative fund and capital works 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 swing gate was repaired near the visitors car parking area in the last few days.

3.2 The spa was recently repaired and the purchasing of additional gym equipment is being followed up.

3.3 Gardening works are being followed up relating to the pruning at the back of foyer 10 where the tree is over shadowing and housing possums.

3.4 The building supervisors will put notices on the motor bikes and take photos and send them to everyone requesting all bikes be removed off the common property.

4. Strata Managers report and correspondence

Resolved

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

5.1 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.

5.2 The Strata Manager confirmed that Lot 143 has acknowledged the scaffolding that will be erected for the balcony works that will start on 21 July 2020 and only lot 148 has yet to respond but will be followed up in the next week.

5.3 The committee agreed to approve all the fire defect repairs except the reinspection of the internal lot smoke alarm repairs which are the individual owners responsibility and the strata manager will find out what are the consequences if certain lots fail to get inspected during the yearly inspection.

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 approved the contract organised by the engineer for the balcony works after all the legal risks were identified by the independent legal advisor and by a unit owner who practices as a building and construction lawyer. The contracts between the Owners Corporation and Fluid Building was signed at the offices of Bright & Duggan on Friday 3 July 2020 and a copy would be forwarded to the committee in the next few days.
- The Strata Manager advised the committee that QS Solutions provided the building supervisor a draft copy of the capital works fund forecast report recently and this will be reviewed with the final report issued in the coming weeks.
- Update on Glass Brick replacement – The Building Supervisor advised that Combined Building Services will complete the approved works in foyer 10 over the next three weeks.

7. Next Meeting

Resolved

That the next strata committee meeting is scheduled for Tuesday 23 August 2020.

Date of Notice: 15 July 2020

Bright & Duggan Pty Ltd

Managing Agents for Strata Plan 47991

Meeting finished at 7.02pm