

Minutes of Strata Committee Meeting

Strata Plan Name	47991
Address	ROCKLANDS RD - 41 41 Rocklands Road WOLLSTONECRAFT NSW 2065
Meeting Date	29 September 2020
Time	6:00 PM (meeting started 6.05pm)
Venue	Via Zoom/Telephone conference
Address	Zoom Meeting
Present	TM (Lot 44) AM (Lot 36) MM (Lot 132) SW (Lot 86) SR (Lot 24)
Apologies	TM (Lot 87) DP (Lot 138) AL (Lot 88)
In attendance	James Azar, Bright & Duggan; Kris Pruszyński (Kristal), ER (Lot 50)
Chairperson	James Azar, Bright & Duggan

Motions

1. Minutes

Resolved

That the minutes of the last strata committee meeting held on 25 August 2020 be adopted as a true and accurate record of the proceedings of that meeting.

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

Resolved

- Action items from the minutes are noted as completed.

3. Financial Statements

Resolved

That the attached statements of financial position performance for the period ending 28 September 2020 for the administrative fund and capital works fund be adopted.

3.1. Business arising from the financials, not otherwise dealt with in the agenda

Resolved

- Strata Manager to provide allocations for accounting classifications adjustments to TM (Lot 44) and MM (Lot 132) to bring accounts back in line with budget and classified in the right accounts.

4. Building Supervisors Report

Resolved

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

4.1 Unit 91 – noise from ventilation fan – inspection by Adept Air Conditioning this week and the building manager will provide more details at the meeting. Fan from all reports doesn't seem to be the problem but rather the metal sheeting needs to be replaced and a mechanical ventilation company will investigate this further.

4.2 The leak reported in unit 90 will be investigated this week by the plumber.

4.3 Noise reported from Unit 78 is not coming from the common property pumps, they sound perfectly normal, the source of the noise maybe coming from a fan from within one of the apartments and will be investigated further.

4.4 Repairs of common property walls and ceiling after water ingress has been completed in foyer 10 and in units 121 and unit 16. Still to be completed are the repairs in Units 87, 70 and 72. It was agreed the carpet in foyer 10 will be replaced in the next few years along with the other carpets in the other foyers.

4.5 The water ingress quote repairs in Unit 157 is being followed up by the Engineer Grainne and CBS and the building manager will provide the quote to the committee. The engineer is also following up the external wall and roof leak in Unit 156 and the foyer 8 roof leak.

5. Strata Managers report and correspondence

Resolved

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

5.1 It was resolved that all the telephone lines still in place by Think Pickle will be closed.

5.2 The Strata Manager and the building supervisor will follow up with Ralco to answer the enquiries for the gate motor repairs valuing \$8,500 plus GST.

5.3 The final capital fund report was sent to the committee and the invoice to QS sent for payment. The report will be tabled at the AGM.

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 and ratify any variances: Variations 8 & 9, 10, 11 and 12 were approved by the Committee.
- The committee approved Lot 50 applying tinted glass to 8 balcony glass balustrade panels on the northern side of Lot 50.
- The committee approved the quote from Fluid for works required in Unit 71. It is proposed to replace all of the timber slats on 2 pergolas at the cost of \$12,652 which also includes sand, wood and two coats of paint and the replacement of 2 downpipes which are corroded.
- The committee approved the revised fee proposal from CRC for the assessment of the roof compared with the other quotes from Strata Engineering Solutions and MJC.

7. Preparations for AGM

- The Strata Manager will look at booking last years venue if possible by making enquiries with the Crows Nest Centre for the AGM Tuesday 1 December 2020.
- The budget will be reviewed at the next meeting.

8. Next Meeting

Resolved

That the next strata committee meeting is scheduled for Tuesday 27 October 2020.

Date of Notice: 13 October 2020

Bright & Duggan Pty Ltd

Managing Agents for Strata Plan 47991

Meeting finished at 7:18 pm