

# 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>	27 October 2020
<b>Time</b>	6:00 PM (meeting started 6.04 pm)
<b>Venue</b>	Via Zoom/Telephone conference
<b>Address</b>	Zoom Meeting
<b>Present</b>	TM (Lot 44) AM (Lot 36) MM (Lot 132) SW (Lot 86) SR (Lot 24) TM (Lot 87) DP (Lot 138) AL (Lot 88)
<b>In attendance</b>	James Azar, Bright & Duggan; Kris Pruszyński (Kristal),
<b>Chairperson</b>	DP (Lot 138)

## Motions

### 1. Minutes

#### **Resolved**

That the minutes of the last strata committee meeting held on 29 September 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.

### 2. Financial Statements

#### **Resolved**

That the attached statements of financial position performance for the period ending 26 October 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 Household items council collections are being ordered every 2 weeks – cleaners put items out on Sundays, no more complaints from residents or council

3.2 The repair of cross trainer was ordered with the FIRM (gym repairer contractor). Regular maintenance for older gym equipment – quote requested from the FIRM.

3.3 Noise Possible leak in unit 90 – just stain on the ceiling, RL looked at the photo provided and he is trying to inspect when owner will be available.

3.4 Repairs of common property walls and ceiling after water ingress, unit 16 completed (damaged ceiling and wall – leak from 18) -still to be done in unit 87, 70, 72.

3.5 The situation with Unit 16 lifted balcony tiles, The Building Supervisor followed up with the engineer who inspected this several weeks ago.

### 4. Strata Managers report and correspondence

#### **Resolved**

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

4.1 Reports about multiple washing left out on balconies and the SM will send warning letters to those lots.

4.2 The Strata Manager advised the Ralco gate motor repairs valuing \$8,500 plus GST was refunded by the Insurance less the excess.

## 5. 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 13 and 14 was approved by the Committee.

## 6. Preparations for AGM

- After a long discussion and review of the budget it was agreed the Admin Fund and Capital works fund will remain the same as last year and the line items were adjusted accordingly for specific expenses for the next twelve months.
- The AGM was confirmed for 1 December 2020 at 6pm with limited amount of numbers allowed into the Crows Nest Community centre, the remaining attendees must use zoom to dial in. Details will be provided on the agenda.

## 7. Management Agreement Extension

### **Resolved**

That pursuant to section 50 (4) of the 2015 Strata Scheme Management Act, the strata committee resolved to extend the strata management agreement with Bright & Duggan Pty Ltd as its strata managing agent from 21 November 2020 to 1 December 2020 for a period of 11 days.

**Date of Notice: 09 November 2020**  
**Bright & Duggan Pty Ltd**  
**Managing Agents for Strata Plan 47991**

**Meeting finished at 7:13 pm**