

Minutes of Strata Committee Meeting

Strata Plan	47991
Name	ROCKLANDS RD - 41
Address	41 Rocklands Road WOLLSTONECRAFT NSW 2065
Meeting Date	01 December 2020
Time	Following the AGM
Venue	Crows Nest Community Centre
Present	MR Lot 71 RJ Lot 153 AH Lot 89 AM Lot 44 SW Lot 86 TM Lot 87 AL Lot 88 MM lot 132
Apologies	CM lot 21
In attendance	James Azar, Bright & Duggan (Chair) Kris Pruszynski (Building Manager)

Motions

1. Election of the Chairperson

Resolved

That the strata committee, in accordance with clause 8(2) of schedule 2 of the *Strata Schemes Management Act 2015 (NSW)*, elected James Azar from Bright & Duggan as the chairperson to preside at this meeting.

2. Minutes

Resolved

That the minutes of the last strata committee meeting held on 27/10/2020 be adopted as a true and accurate record of the proceedings of that meeting.

3. Election of Officers

Resolved

That the strata committee, in accordance with regulation 11, resolves to elect Michael Morris as the chairperson and Amy Lim as the secretary and Trent Mackie as the treasurer of the committee.

4. Common Property Safety Audit

Defeated

That the strata committee resolves to do the following:

- a. engage a suitably qualified consultant or contractor to carry out an inspection and submit a corrective actions report, in compliance with the Work Health & Safety Act 2011 (NSW);
- b. delegate to the building manager and/or strata committee to determine and resolve the corrective actions (if any) and engage suitably qualified contractor to complete any works; and
- c. delegate to the managing agent any functions pursuant to the strata management agency agreement (additional services schedule where applicable) to undertake any of the above.

5. Appoint Contact and Substitute Contact

Resolved

That the strata committee resolves to appoint Michael Morris a member of the strata committee to liaise with the strata manager and be the strata manager's primary point of contact. Further, that an alternate member of the strata committee Tony Moon be nominated to liaise with the strata manager as a substitute contact in the event of the absence of the primary contact.

6. Other Business

Resolved

That the strata committee discussed the following items -:

- Notice to comply approved against Lot 160 for continuously parking illegally in the visitors' car park.
- Kris and other committee members will look into some solutions regarding the visitors parking situation using technologies such as boom gate/CCTV and fob restriction.
- The situation of the dogs barking has been resolved with the owners and will be monitored.
- The Strata Manager will organize a meeting with the MM and TM to meet up with Trevor Bright the Executive Chairman at B&D in the next week or so to discuss the management agreement and any other concerns.

7. Next Meeting

Resolved

That the strata committee determined the date of the next meeting is Tuesday 19 January 2021. The agenda will go out on 11 January 2021 when B&D office is open again.

Date of Minutes: 16 December 2020
Bright & Duggan Pty Ltd
Managing Agents for Strata Plan 47991