

Minutes of Strata Committee Meeting

Strata Plan Name	47991
Address	ROCKLANDS RD - 41 41 Rocklands Road WOLLSTONECRAFT NSW 2065
Meeting Date	19 January 2021
Time	6:00 PM (meeting started 6.05 pm)
Venue	Via Zoom/Telephone conference
Address	Zoom Meeting
Present	TM (Lot 44) RJ (Lot 153) MM (Lot 132) SW (Lot 86) AH (Lot 89) TM (Lot 87) AL (Lot 88) CM (Lot 21)
In attendance	James Azar, Bright & Duggan; Kris Pruszynski (Kristal), AE (Lot 150)
Apologies	MR (Lot 71)
Chairperson	MM (Lot 132)



Motions

1. Minutes

Resolved

That the minutes of the last strata committee meeting held on 10 December 2021 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 18 January 2021 for the administrative fund and capital works fund be adopted.

3. Building Manager's Report for SCM 19 January 2021

Resolved

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

Cleaning

3.1 Cleaning of all light fittings inside foyers and removal of insects inside the lights were completed in January 2021.

Gardening

3.2 A recent issue occurred with the irrigation system (sprinklers) zone for the large lawn area. The system did not automatically shut and operated overnight on Friday 08/01/21. Excess water had entered level 1 car park area and flooded the driveway at the entry to VCP. BM turned off that zone on Saturday 09 Jan 2021 in the morning and reported as faulty. System was repaired and tested OK.

Gym/Pool/Spa

3.3 Gym equipment and minor repairs done by the service contractor. BM is awaiting the report and quotes for the service agreement for 2021. BM received requests from residents to purchase more equipment (free weights, bench, bench press station). The committee agreed with quotes for free weights only. The Pool and Spa is being maintained on regular basis as per schedule and no issues reported. BM found that some people are using soap or shampoo in the spa which causes issues to the water quality. Someone is removing spa jets covers and this causes risks of injury and the BM is monitoring to find out who is responsible.

Security/CCTV/Access system/intercom

3.4 CCTV cameras have been serviced, with the lenses and covers cleaned, focus checked/adjusted, position of cameras to capture required view checked and adjusted. With recent incidents of stealing of parcels during the Christmas period, a general monitoring of building security was identified and a need to expand and upgrade existing CCTV system. The BM will provide proposals to the committee in due course.

Car Park/Illegal Parking

3.5 LPR cameras and car rego monitoring and recognition system is being investigated by the BM, who will provide an update and formal quotes in due course. In December 2020 we had another breakdown of the upper CP gate and a new gearbox had to be installed for approx. \$9k. The SM will check with insurance if this is worth claiming, the cause of the repair appears due to impact damage by an unknown vehicle.

Electrical

3.6 Issue reported by unit 121 regarding the new LED lights installed around pool walkway are too bright has been resolved. The lights were replaced with ones having diffusers and directing light toward the ground. During the recent AFSI (testing of Emergency Lights) Civil Fire identified issues with electrical wiring. BM awaits detailed report from Civil Fire and then our building electrician will carry out necessary works relating to rewiring.

Plumbing

3.7 No major issues reported, minor repairs are being done on as need basis.

Other repair and maintenance work

3.8 Most of the previously reported minor water ingress issues have been repaired with involvement of the Strata Engineer. Some internal repairs to resultant damage will take place in February 2021.

Pest Control – rodents.

3.9 Recently the building has been experiencing much bigger rodent activity than in previous years. BM has increased services, installed more bait stations, addresses issues also on individual basis as per reports and frequency of services have increased.

4. Strata Managers report and correspondence

Resolved

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

4.1 Lot 74 flooring renovation application was approved by the committee subject to the normal standard conditions.

4.2 In September 2020 the committee approved the quote from Fluid for the works required in unit 71 to replace all 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 and the SM will inform the Engineer to proceed.



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 advises the sign off for the balcony works completion is on Friday 22 January 2021. An outstanding issue is related to the replacement of the Louvres in the visitor's car park that were taken out by Fluid during the work. Fluid advised the OC in the initial contract they would replace the louvres.
- Roof Access (required for WHS reasons). Another outstanding item is development and placement of a tender to provide hatch access to the roof via level 10 in block 3. The engineer is organising structural drawings for the access hole.
- During Christmas/New Year there were approximately 20 parcels stolen and some of the incidents were caught on camera and one offender was captured by the Police. The SM will send letters to all owners and agents of tenants advising them that the onus and risk of delivering parcels to the building in the responsibility of those residents.
- The Committee were advised that it is costing the building over \$12,000 each year sorting out all the recycling due to occupants depositing general waste items incorrectly. The BM will organise signs and notices regarding the sorting out of rubbish and larger recycling bins have been ordered to make it less labour intensive. SM will investigate if the by-laws allow the charging of bond money for moving in and moving out.
- The situation relating to dogs barking came up again and the SM will follow this up with the lot owners in question.
- The Strata Committee meeting dates have been organised for the remainder of the year as 2 March, 13 April, 25 May, 6 July, 17 August, 28 September, 9 November and SCM and AGM on 7 December 2021.

Date of Notice: 27 January 2021

Bright & Duggan Pty Ltd

Managing Agents for Strata Plan 47991

Meeting finished at 7:46 pm