

# 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>	9 March 2021
<b>Time</b>	6:00 PM (meeting started 6.03 pm)
<b>Venue</b>	Via Zoom/Telephone conference
<b>Address</b>	Zoom Meeting
<b>Present</b>	TM (Lot 44) MR (Lot 71) MM (Lot 132) SW (Lot 86) AH (Lot 89) TM (Lot 87) AL (Lot 88) CM (Lot 21)
<b>In attendance</b>	James Azar, Bright & Duggan; Joanna (Kristal),
<b>Apologies</b>	RJ (Lot 153)
<b>Chairperson</b>	MM (Lot 132)

## Motions

### 1. Minutes

#### **Resolved**

That the minutes of the last strata committee meeting held on 19 January 2021 be adopted as a true and accurate record of the proceedings of that meeting.

#### 1.1 Business arising from the minutes, not otherwise dealt with in the agenda

#### **Resolved**

Action items from the minutes are noted as completed.

#### 2.0 Out of session business approved by the committee already prior to the meeting, not otherwise dealt with in the agenda

#### **Resolved**

Lot 43 Air conditioning approved

Lot 12 Pet application approved

Lot 95 Flooring application approved

Lot 67 Kitchen renovations approved

### 3. Financial Statements

#### **Resolved**

That the attached statements of financial position performance for the period ending 28 February 2021 for the administrative fund and capital works fund be adopted.

### 4. Building Manager's Report for SCM 9 March 2021

#### **Resolved**

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

#### Cleaning

4.1 Tennis court soft scrub cleaning has been scheduled for 12 March 2021.

#### Gardening

4.2 Recent problems with the irrigation system fixed, but possibly a new pump will have to be installed and to be reconfirmed during service at the end of March 2021.

#### Gym/Pool/Spa

4.3 Tennis court booking form has been updated. The spa jets have been reinstalled with epoxy glue. It was also confirmed that the current limit of people entering the pool is 4 due to the use of the lanes during COVID 19 and social distancing, however the building manager will reconfirm the regulation.

#### Car Park

4.4 Ongoing gate problems are being monitored by the regular contractor Raclo. In emergency situations where the gate is not working, rather than the occupants contacting the gate contractor directly for additional call out costs, the building manager will provide more notices on the possibility of manually opening the door and training provided.

#### Plumbing

4.5 All plumbing works have been completed.

#### General business and other matters

4.6 Notices regarding washing on balconies will be circulated on 10 March 2021. Resultant water/painting damage repairs inside lots 70, 140 and 154 have been completed. The building manager will inform all occupants about the hours and the duties of the building manager who works onsite for 10 hours per week, not fulltime.

4.7 Residents are reminded to treat all contractors and staff hired by the Owners Corporation with respect. Bullying and abusive language will not be tolerated. Any incidents will be reported to the strata and dealt with accordingly.

## 5. Strata Managers report and correspondence

### **Resolved**

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

5.1 Lot 127 Air conditioning renovation application was approved by the committee subject to the normal standard conditions. All owners must advise the Building Manager and the Strata Manager the date the works will begin and how long it will take.

5.2 The Building Manager will remind all occupants when moving in or out that the removalist van should be parked either in the designated parking on the lower carpark driveway or on the triangle which is just beyond the upper carpark driveway on Rocklands road.

5.3 Lot 67 Flooring replacement renovation application was approved by the committee subject to the normal standard conditions.

## 6. Common Property

### **Resolved**

That the conditions and use of common property be discussed and action taken to rectify any faults or problems.

- The building manager is still investigating visitor's car parking solutions and technologies and will provide an update at the next meeting.
- Sign in requirements for gym and pool to continue in compliance with COVID 19 regulations.
- The Strata Manager to make sure those owners who accepted the variations to their lot during the recent balcony works reimburse Strata for those amounts already paid on their behalf.
- The replacement of the corroded lower carpark louvres (10.5 lineal meters) will proceed following receipt of an acceptable revised quotation of \$12,697.85 including GST.
- The repairs at unit 71 were approved by the Strata Committee in late September 2020. Because of the delay in placement of a work order, new quotations were obtained and the work is scheduled to start in late March
- One quotation for the completion of the safe roof access project (WHS requirement) exceeded the project budget and the committee have asked the Engineer for further quotations.
- The committee discussed briefly the proposed Mater Hospital building works at the rear of the hospital and near foyer 10. The committee has asked the Strata Engineer's advice on whether the Owners Corporation should obtain its own dilapidation report.

Meeting finished at 7:00 pm

**Date of next meeting 13 April 2021**