

# Minutes of Strata Committee Meeting

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| <b>Strata Plan Name</b> | 47991  |
| <b>Address</b>          | ROCKLANDS RD - 41<br>41 Rocklands Road<br>WOLLSTONECRAFT NSW 2065                                |
| <b>Meeting Date</b>     | 13 April 2021  |
| <b>Time</b>             | 6:00 PM (meeting started 6.04 pm)  |
| <b>Venue</b>            | Bright & Duggan Offices  |
| <b>Address</b>          | Level 1 37-43 Alexander Street<br>Crows Nest NSW 2065  |
| <b>Present</b>          | RJ (Lot 153)<br>MR (Lot 71)<br>MM (Lot 132)<br>SW (Lot 86)<br>TM (Lot 87)<br>AL (Lot 88)         |
| <b>In attendance</b>    | James Azar, Bright & Duggan;<br>Kris Pruszynski (Kristal),<br>Yue Wu & Pooja Pavithran (Lot 112) |
| <b>Apologies</b>        | TM (Lot 44)<br>AH (Lot 89)<br>CM (Lot 21)  |
| <b>Chairperson</b>      | MM (Lot 132)   |

## Motions

### 1. Minutes

#### **Resolved**

That the minutes of the last strata committee meeting held on 9 March 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.

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

##### **Resolved**

Lot 74 Flooring application approved.

Lot 37 Pet application approved.

Lift Maintenance agreement with Schindler renewal signed for 3 years.

Strata Insurance renewed with Flex 2021.

8 new general rubbish bins 660 L on where purchased.

### 2. Financial Statements

#### **Resolved**

That the attached statements of financial position performance for the period ending 31 March 2021 for the administrative fund and capital works fund be adopted.

### 3. Building Manager's Report for SCM 9 April 2021

#### **Resolved**

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

#### Cleaning

3.1 Tennis court surface cleaning has been scheduled for 19 April 2021. Four damaged bins to be replaced in the coming weeks.

#### Gardening

3.2 Recent problems with the irrigation system fixed, with two new pumps installed. Some trees along Rocklands road and Pacific Hwy require heavy pruning and is scheduled for end of April 2021.

#### Car Park

3.3 Issues with illegal parking in upper Car Park resolved by installing bollards and new signage. The lower car park areas will continue to be monitored including the visitors parking. New technologies continued to be investigated and to source quotes.

#### Plumbing

3.4 All plumbing works have been completed.

### Rubbish

3.5 Signage and notices will be prepared in endeavour to reduce time and costs of cleaners removing rubbish from garbage rooms

### General business and others

3.6 Removing of trip hazard on tiled and paved surfaces are ongoing and in progress. All water ingress related issued after recent rains were addressed with relevant trades or engineer and repair jobs are being scheduled (including unit 119, foyer 10, pool roof gutter).

### 4. Strata Managers report and correspondence

#### **Resolved**

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

4.1 The Strata Manager will follow up to make sure lift service reports are emailed to the building manager.

4.2 The screens are being installed between units 139 and 140. The building manager to provide the engineer with the new owners contact details of unit 139.

4.3 The carpet in all foyers including the recent carpet damage in foyer 10 will be looked at during the end of year budget and most likely be replaced next year.

4.4 Lot 31 Kitchen Renovation approved out of session 7 April 2021.

4.5 Lot 104 flooring approved out of session 13 April 2021.

### 5. Common Property

#### **Resolved**

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

- The replacement of the lower car park louvres to be completed in the next month.
- The Strata Manager provided the committee with the dilapidation report organised by the engineer on behalf of the Mater Hospital and the Strata Engineer was also provided a copy for their input.
- The next Strata Committee meeting is on 25 May 2021.

**Date of Notice: 26 April 2021**

**Bright & Duggan Pty Ltd**

**Managing Agents for Strata Plan 47991**

**Meeting finished at 7:00 pm**