

Minutes of Strata Committee Meeting

Strata Plan	47991
Name	ROCKLANDS RD - 41
Address	41 Rocklands Road WOLLSTONECRAFT NSW 2065
Meeting Date	28 September 2021
Time	6:04 PM
Venue	Zoom
Present	TM (Lot 44) MM (Lot 132) AH (Lot 89) SW (Lot 86) RJ (Lot 153) TM (Lot 87) AL (Lot 88) MR (Lot 71) CM (Lot 21)
Apologies	RJ (Lot 153)
In attendance	James Azar, Bright & Duggan Kris Pruszynski (Kristal) Wendy Harvey Lot 57 Alexander Whitman Lot 124 Natalie Kelly & Richard Carpenter Lot 125 Judy Murray Lot 97 Scarlet Fung Lot 95
Chairperson	MM (Lot 132)

Motions

1. Minutes

Resolved

That the minutes of the last strata committee meeting held on 31 August 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 2 pet application approved.

2. Financial Statements

Resolved

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

3. Building Manager's Report for SCM 29 September 2021

Resolved

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

Cleaning

3.1 The Building manager is following up with a professional contractor for a price to resurface the tennis court in the next 3 to 5 years and will look to include this in the next budget. Rubbish and council household collection items resolved. Extra keys organised for new residents for garbage chute room access.

Gardening

3.2 Some bigger palms in front of foyers 8 and 9 will be removed in October to avoid any of them falling on the footpath.

Plumbing

3.3 Hot water system in upper car park had a storage tank burst. The replacement of this hot water tank was completed by Richard Langham and the tank itself is under warranty. RL is investigating with the manufacturer Rheem under warranty. The labour component cannot be claimed and must be covered by the owners corporation.

Common Property Repairs and Maintenance

3.4 Repainting/repairing of water damaged walls and ceiling u134 is on hold due to Government restrictions. Power supply/circuit separation. During testing of EM lights or any works on car park lights when power is switched off the common TV system is also affected as equipment is on the same circuit. Crown Electrical is investigating and will provide a proposal to separate the power supplies. Two brick fence columns (next to the upper common property driveway and one next to the bus stop) are leaning. After inspection by the engineer, CBS was advised to carry out the necessary repairs when they complete the roof access works. The building manager is following up the replacement of the carpet in foyers 5, 8, 9 and 10 and awaiting quotes which will be included in the next budget.

Pool/Gym

3.5 The Pool and Gym were closed on 21 Aug due to a confirmed positive Covid case in the building and now the NSW Government has asked all Strata residential buildings to keep them closed until further advised. It was also agreed by majority vote to leave the tennis courts open provided only two players or one family group are playing. New weights and racks have been delivered.

CCTV Proposal update

3.6 The building manager met with Rogo security, and they established the number and location of the CCTV Cameras. BM is awaiting a proposal to be considered for inclusion in the next budget.

Car Park / Visitors car park

3.7 Updated notices on cars in VCP are being placed on regular basis.

Residents' data base update

3.8 Last Covid notice requested residents to email the building manager their contact details. The BM has received more than 60 emails and all details were entered into the spreadsheet which TM kindly created. The building manager will carry out access swipe audit and collect more contact details as soon as restrictions are lifted.

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 question was raised if renovation works can be stopped during covid lockdowns in the future due to excessive noise. MM advised once an application is approved by the committee, owners must work within the council allowed hours, the committee cannot stop anyone from working.

4.2 A Brush turkeys' nest is endangering the glass fence on the property line of lot 150. Solution to be investigated by the building manager and followed up with owner of the lot.

4.3 The Strata Manager will inform ADT to contact BM onsite for the maintenance of the fire alarm.

4.4 The Strata Manager will process an insurance claim following severe impact damage to the main garage door. Building Manager has provided all the details to pass on to the insurance company.

5. Common Property

Resolved

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

5.1 The committee discussed the list of common property works not completed such as the waterproofing of balconies in project B and the roof access hatch work. Funds will be rolled over into next year's budget.

5.2 The BM will arrange for the old common area smoke alarms to be replaced.

5.3 The SM advised bylaws are required each time major renovations are proposed. The committee asked for a more simplified bylaw which includes a one-page document describing the proposed works and referring to, rather than repeating, the terms and conditions which are common to existing bylaws.

6. Other business

6.1 GigaComm will liaise with the BM for access to the complex in order to provide a proposal for improving internet data speed which does not rely on the now 26-year-old copper telephone wiring.

6.2 The BM and the SM are working together to make sure all residents contact details are updated.

6.3 The SM and the Treasurer will work together on a draft budget prior to the next committee meeting. The SM will also book the Crows Nest Community centre for 6pm on 6 December 2021 for the AGM.

There being no further business, the meeting closed at 7.25 pm

The next committee meeting is on Tuesday 9 November 2021.

Date of Minutes: 06 September 2021
Bright & Duggan Pty Ltd
Managing Agents for Strata Plan 47991