

# Minutes of Strata Committee Meeting

<b>Strata Plan</b>	47991
<b>Name</b>	ROCKLANDS RD - 41
<b>Address</b>	41 Rocklands Road WOLLSTONECRAFT NSW 2065
<b>Meeting Date</b>	08 February 2022
<b>Time</b>	6:05 PM
<b>Venue</b>	Zoom

<b>Present</b>	AM (Lot 44) JC (Lot 95) SW (Lot 86) RV (Lot 129) TM (Lot 87) MP (Lot 139)
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<b>Apologies</b>	MR (Lot 71)
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<b>In attendance</b>	James Azar, Bright & Duggan Kris Pruszynski (Kristal) Andrew Harvey Lot 57
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<b>Chairperson</b>	SW (Lot 86)
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# Motions

## 1. Minutes

### **Resolved**

That the minutes of the last strata committee meeting held on 6 December 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 131 pet application approved.
- Lot 21 Air Conditioning application approved.
- Lot 58 paperwork provided. Application previously approved.
- Lot 87 Flooring application approved.

## 2. Financial Statements

### **Resolved**

That the statements of financial position performance for the period ending 31 January 2022 for the administrative fund and capital works fund be adopted.

2.1 The secretary advised of two coding errors that have been fixed by the Strata Manager and an updated report will be provided both to the Secretary and Treasurer.

## 3. Building Manager's Report for SCM 8 February 2022

### **Resolved**

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

#### Cleaning

3.1 All periodical works are up to date; next scheduled job is the water pressure clean and scrub of tiles at the main entry and courtyard foyers 1-4 entries.

#### Gardening

3.2 Seasonal top soil, garden clean up and mulching all garden beds including ones along Rocklands Road, Pacific Hwy and Mater Park booked and confirmed for 10-11 February (previously cancelled in December due to contractor staff lockdown). The Trimming and removal of some palms opposite foyers 8/9 is planned for May.

#### Building Management

3.3 Action will only be taken against those hanging washing over their balconies and if it affects the appearance of the building. Any washing that is on a small washing stand is fine provided it is not left on the balcony for long periods of time.

3.4 The building manager will monitor barking dogs and if he identifies the unit responsible he will advise the Strata Manager to provide the lot owners with a breach notice.

3.5 Smoking in the units and on the common property was reported from foyer 4 and the BM circulated notices to all residents in foyer 4, reminding them that this is a breach of the By-laws and offenders will be issued a breach notice.

#### Recreational Facilities

3.6 New pool water filtration system and pumps (with variable speed drives to reduce noise and electricity use) have been installed.

3.7 New pool and spa heaters (delivery was delayed by manufacturer) are expected to be delivered and installed before the end of February.

3.8 Machinery noise complaints were made in relation to the pool pumps; however the BM advised the pumps were only replaced recently.

3.9 The BM requested offers from supplier to purchase new cross trainer (approved at the AGM with funds approx. \$5k). The BM with a volunteer SC member will make assessment of proposal and will choose one for up to \$5k.

3.91 Some residents complained about temperatures being too low in the GYM, however others have said it was fine and it was a matter of opinion.

#### Common Property Repairs and Maintenance

3.92 The ADT fire monitoring system is still not fully functional, and the BM is looking into it along with Bright and Duggan who are following it up with the fire monitoring company.

3.93 The testing of the Emergency lights is done every six months and whilst it affects the TV signal and the individual garage doors in relation to the automatic openers. It would be very expensive to rewire the circuits and hence whilst it an inconvenience, unfortunately it must be done for compliance and safety.

3.94 The Upper car park gate that was damaged during a car accident is being replaced by a new gate that was custom made from powder coated aluminium. Raclo will confirm the installation day in the next week. The doors, balcony doors and windows are being repaired as required

Main entry automatic door – BM arranged for service to be completed by Dorma Kaba and installation of missing plastic cover on external motion sensor (probably broken with moving large object).

#### Major works/ upgrades/ water ingress issues

3.95 Unit 141 original bathroom repair was recommended by the Strata Engineer and approved by the committee. One quote was obtained. As the unit is on the market for sale the owners are asking the Strata Committee for formal letter confirming that OC will repair the bathroom. The Letter may be provided to the prospective buyer.

3.96 The replacement of carpets in foyers 5, 8, 9, 10 and on level 2 in foyer 6; one quote has been provided and the price confirmed. The BM is waiting for other quotes.

## 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 advised the committee that one of owners had expressed interest in using EV Charging in the building for electrical vehicles a few years ago and was following up to see what the owner's corporation plans were. The Committee have been busy in the last few years with the lift replacements and the balcony works and will now do research into this subject and they will discuss this again at the next committee meeting by putting the topic on the agenda. The SM will also provide any information they have from other buildings who are doing similar research.

4.2 The Strata Manager advised that an owner enquired about emergency access to the building and how the emergency services could get access to the occupant during an emergency. The committee advises there are many options to an occupant such as a panic button call out where if the number they ring during an emergency doesn't get picked up by the next of kin then the number goes directly to an emergency response provider such as Vital Call who upon instruction of the occupant beforehand will respond to an emergency situation. Individual owners must organise this themselves.

Otherwise the emergency services will in most cases ring the intercom of another unit to try and gain access and if the front door of the unit isn't accessible the emergency unit will knock the doors down.

4.3 Lot 147 reported an issue with their ceiling that may suggest a possible leak and the building manager will follow it up with unit 147 agents.



## 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 Strata Engineer Grainne is back from leave and is working on the tenders for Project B balcony repairs of Units 16, 95 and 122.

5.2 Project A renovations are all finalized with the retention monies for \$12,490.58 paid. The balconies works completed in Project A are now under the warranty period.

5.3 Gigacomm, a broadband provider, have provided another method to the owners' corporation and the SM will forward the proposal to the entire committee for review.

5.4 The \$5,000 bond owing from the 2016 by-law deposit has been refunded to the original owners.

5.5 Lot 21 has paid their deposit of \$4,000 in relation to special by-law 14.

5.6 Lot 43 has delayed their renovations until May and the bond for \$25,000 will be collected before the work begins. Lot 43 owners will advise SM on approval of DA and start date.

5.7 Both TM (Lot 44) and SW (Lot 86) will sign up with membership of the Owners Corporation Network

5.8 The building manager is continuing to put Covid cleaning materials out around the building for residents use.

5.9 The building manager will investigate residents illegally parking on the common property and will warn owners of those vehicles. If the breach continues the building manager will work with the Strata Manager to send breach notices and cancel access.

5.10 The building manager will investigate ways of cleaning garage doors during the annual garage floor clean.

5.11 There is no requirement in buildings to make garages water tight during rain but only to fix leaks related to plumbing such as damaged pipes.

The next committee meeting is on Tuesday 22 March, then 3 May, 14 June, 26 July, 6 September and 18 October.

**There being no further business, the meeting closed at 7.35 pm**

**Date of Minutes: 15 February 2022**

**Bright & Duggan Pty Ltd**

**Managing Agents for Strata Plan 47991**