

# 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>	03 May 2022
<b>Time</b>	6:04 PM
<b>Venue</b>	Bright & Duggan offices and Zoom Level 1, 37-43 Alexander Street Crows Nest NSW 2065
<b>Present</b>	AM (Lot 44) JC (Lot 95) SW (Lot 86) RV (Lot 129) MR (Lot 71) CM (Lot 21) MP (Lot 133) TM (Lot 87) AH (Lot 89)
<b>In attendance</b>	James Azar, Bright & Duggan Kris Pruszynski (Kristal) Andrew & Wendy Harvey (Lot 57) Wayne & Kristen Rowley (Lot 141) Owen Terzis representing (Lot 119)
<b>Chairperson</b>	AM (Lot 44)

## AGENDA

### Motions

#### 1. Minutes

That the minutes of the last strata committee meeting held on 22 March 2022 be adopted as a true and accurate record of the proceedings of that meeting.

Business arising from the last minutes, not otherwise dealt with in the agenda.

- A major works subcommittee providing oversight of apartment refurbishments and other major works, such as Project B. Being aware of changes to building codes. Membership TBC.
- A web/IT subcommittee. Maintaining and updating Pacificpark.org website. Recommending on IT services upgrades. Membership TBC.
- An EV working group to research and recommend provision of EV charging vehicles within individual garages at Rocklands Rd. Membership TBC.

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

- Lot 87 Pet approved.

#### 2. Financial Statements

That the attached statements of financial position performance for the year ending 26 April 2022 for the administrative fund and capital works fund be adopted.

#### 3. Building Supervisors Report

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

#### 4. Strata Managers report and correspondence

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

#### 5. Common Property

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

- Project B tender discussion and approval.
- Main gate to parking still broken.
- Some tenants parking in disabled parking areas.
- Lift Safe to operate –Lift consultant following up repairs with Lift company.
- Dumping of unwanted mirrors, gas bottles, paint cans which are not the responsibility of Strata. This dumping is currently costing owners around \$1000/month. The dumping also blocks an accessible pathway for wheelchairs, prams and people with walking disabilities.
- Next Strata Committee meeting 14 June 2022.

**Bright & Duggan Pty Ltd**

**Managing Agents for Strata Plan 47991**

**Date of Notice 26 April 2022**

# Motions

## 1. Minutes

### **Resolved**

That the minutes of the last strata committee meeting held on 22 March 2022 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**

- A major works subcommittee providing oversight of apartment refurbishments and other major works, such as Project B. Being aware of changes to building codes. The committee approved subcommittee Members SW (Lot 86) AM (Lot 44) and TM (Lot 87).
- A web/IT subcommittee. Maintaining and updating Pacificpark.org website and recommending on IT services and security system updating. The committee approved subcommittee Members RV (Lot 129) AM (Lot 44), TM (Lot 87), and JC (Lot 95).
- An EV working group to research and recommend provision of EV charging vehicles within individual garages at Rocklands Road. The committee approved subcommittee Members Stephen Howes (Lot 16), AM (Lot 44) and TM (Lot 87).

## 2. Financial Statements

### **Resolved**

That the statements of financial position performance for the period ending 26 April 2022 for the administrative fund and capital works fund be adopted.

2.1 The strata manager was asked to look into the lift telephone expense account that appeared to be a coding error between lift telephone and lift maintenance expenses.

## 3. Building Manager's Report for SCM 22 March 2022

### **Resolved**

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

#### Cleaning

3.1 No major issues to report. Rubbish management, removal of dumped household items and Council pickups are all as per schedule and no new issues to report.

#### Gardening

3.2 Regular works are being done as per schedule. Trimming and removal of some palms opposite foyers 8/9 – planned for May.

#### Building Management

3.3 Garage doors left open are being monitored during weekly walk arounds. The Building Manager is contacting residents where their vehicles are parking too far out from their garages.

3.4 Washing on balconies is being monitored during weekly walk around.

3.5 Visitors parking use is being monitored and breach notices issued. Residents are contacting the Building Manager advising of guests visiting for more than 48hrs and applying for permits.

#### Recreational Facilities

3.6 New Pool and Spa Heaters (replacing existing burnt-out heaters) now come under a new building code. A preliminary code-compliant quote from Richard Langham, our plumbers and gasfitters, was much more expensive than expected. The committee requested a more detailed quote and asked the BM to organise other quotes for comparison and provide a recommendation to the committee for approval.

3.7 The committee approved the new cross trainer quote for \$4,999.00 from North Shore Health fitness equipment specialists.

#### Common Property Repairs and Maintenance

3.8 The listed faults found in the JCA independent lift consulting report have all been fixed by Schindler. The Strata Manager has been asked to follow up with JCA as to why Schindler missed all these faults during their regular maintenance.

3.9 The main car park gates should be fixed in the next few days.

3.10 Unit 87 Pergola totally collapsed and the cost of a new one will be provided to the committee.

#### Fire Protection services and monitoring

3.11 ADT monitoring system is now functional.

3.12 False alarms errors and ADT Monitoring no longer has Kris or TM as contact persons. Bright & Duggan to advise ADT to reinstate the contact people.

3.13 Annual Fire Inspection will take place in July 2022 and all occupants to be notified.

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

3.14 Recently reported to Grainne for assessment and awaiting inspection and report on the following units -:

- Unit 45 balcony overflow and water ingress from the roof.

- Unit 134 secondary water ingress.

- Unit 140 blocked drains (new balcony), overflowing and flooded balcony unit below u136.

- Unit 18 water ingress.

- Unit 101 report received.

3.15 During recent storms we had number of water leaks reported: foyer 6 units 121 and 118, foyer 7: units 138, 134, 130. Those water ingresses were related to faulty waterproofing over the structural building joint. During rain all leaks were attended to by our plumber who took all possible action to minimize water damage, prepared a detailed report and forwarded it to our engineer.

3.16 Replacement of carpet in foyers: 5, 8, 9, 10 and level 2 foyer 6 with one quote provided and price confirmed, another two contractors inspected and took measurements. Still awaiting quotes.

3.17 Roof access, the job completed and handed over with safety instructions, however there is a possible water leak into unit 69 which will be inspected by CBS, contractors for the safe roof access.

#### 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 10 has approval to keep a dog for a friend while they are overseas for the first two weeks in May 2022.

4.2 It was reported some of the mail boxes were broken into. The BM is still investigating.

4.3 Lot 43 has completed the surrounding units dilapidation report in relation to major works planned other than for Unit 39 with no access and this should be inspected in the next week now we have the owners details. The development application has yet to be sighted and therefore works cannot proceed. The bond invoice will be issued in the next week to Lot 43.

4.4 Unit 159 made an enquiry regarding the air conditioning in their two bedrooms where the conduit is the same color as the bricks, the conduits would need to be exposed on the outer brick wall above their bedroom windows. The committee advised that the conduit should blend in with the surrounding building.



4.5 Lot 94 has been reported for not collapsing cardboard boxes properly in the recycle bin making it difficult for other residents to use the bins for their own recycling. Other breaches of the By-laws were reported, including operating a business in a residential building. The strata manger will issue Lot 94 occupant with a breach notice.

4.6 Unit 74 would like to remodel their kitchen and as part of the plan would be to remove the gas cooktop and replace it with an induction cooktop. This would make the gas meter redundant, so ideally they would like to remove it providing more cupboard space. The committee recommends unit 74 contact the Strata Plumbers Richard Langham to make sure everything is code compliant. Unit 74 should ensure that the current circuit breaker on the main switch board for their unit has capacity to take the extra load and that the strata electrician be used.

## 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 Due to delays and rising costs, our engineer sought confirmation of quotations for Project B balcony waterproofing that was approved at the last AGM. The committee approved the Fluid Building quotation of \$1,036,383. The Strata Manager will issue a work order to Grainne to organise the contracts with Fluid for work to start in early February 2023.

5.2 The committee will look into further solutions in relation to occupants parking illegally in disabled parking spaces, including the possibility of the council organizing rangers to fine people for illegally parking. The Strata Manager has sought advice from the council to see if this is possible.

5.3 The committee were advised that occupants are dumping unwanted mirrors, gas bottles, paint cans etc. which are not the responsibility of Strata and which are not part of the council cleanup. This dumping is currently costing owners around \$1000/month. The dumping also blocks an accessible pathway for wheelchairs, prams and people with walking disabilities. Anyone seen dumping unwanted items will receive a breach letter and the occupants will be warned by both the building manager and the strata manager.

5.4 Clive Mackay Lot 21 has resigned from the committee for personal reasons and the committee thanked Clive for all his hard work over many years, which was greatly appreciated. Clive requested assistance from the strata manager and the building manager with providing a contractor to quote on replacing the original rusted out balcony doors for unit 21.

- **The next committee meeting is on 14 June 2022.**

**There being no further business, the meeting closed at 7.40 pm**

**Date of Minutes: 10 May 2022**

**Bright & Duggan Pty Ltd**

**Managing Agents for Strata Plan 47991**