

# 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>	02 August 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) Zoom MP (Lot 133) Zoom AH (Lot 89) Zoom TM (Lot 87) Zoom
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<b>In attendance</b>	James Azar, Bright & Duggan Kris Pruszynski (Kristal) Kirsten Rowley Lot 141 Rahul Banerjee Lot 31 Andrew & Wendy 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 23 June 2022 be adopted as a true and accurate record of the proceedings of that meeting.

1.1 No other Business arising from the minutes, not otherwise dealt with in the agenda

## 2. Financial Statements

### **Resolved**

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

## 3. Building Manager's Report for SCM 02 August 2022

### **Resolved**

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

### Building Management

3.1 The building manager and supporting staff will carry out a detailed audit of all vehicles parked in the complex including individual garages as part of the access devices audit and to enforce the parking rules especially regarding use of visitor parking by residents and parking on common property.

### Recreational Facilities

3.2 The new Pool and Spa Heaters pumps proposal from Richard Langham Plumbing was provided to the committee on the day of the committee meeting and the committee needed more time to approve. The Strata Manager to follow up with the committee for their approval on Thursday 4 August 2022.

### Access system/CCTV/TV/ Internet

3.3 The building manager was to organize and carry out access swipes audit and current residents contact details, pet register as well as Electric Vehicle charging questionnaire that was scheduled for June 2022. The delays are due to staff shortage due to Covid and the flu season. The set start date for the audit is 3 August 2022.

3.4 The building manager is still looking for new contractors to take over the regular maintenance of the existing fiber optic equipment. Currently one apartment needs urgent repairs, and the building manager appointed a new contractor to test out the service. The committee also recommended investigating whether Foxtel technicians were able to assist.

### General repairs and maintenance of common property

3.5 Reinspection for 20 units which did not provide access during the Annual Fire inspection has been scheduled for 8 August and notices were circulated to all relevant units and about 60 apartments need to be inspected for fire dampers.

### Major works/ upgrades/ water ingress issues

3.6 During the recent storms we had a number of water ingress and leaks reported. Foyer 6 had units 121 and 118 and in Foyer 7 the following units reported leaks: unit 138, 134, 130. Many of these water ingresses were related to faulty waterproofing over structural building joints. Water is entering those units and it was suggested to appoint a contractor to carry out temporary repairs to exclude water from entering the joints. PTAR provided a proposal which was approved and the works are scheduled for 8 August 2022.

3.7 After confirmation of successful repair to a water leak through the glass bricks in foyer 10 the building manager asked for a revised proposal for the carpet replacement in foyers 5, 8, 9, 10 and foyer 6. Quotes will be forwarded to the committee for approval in the next few weeks.

#### 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 reported the ceiling/mould issues of unit 115 for the building manager to investigate.

4.2 The rotting wood on pergola of unit 16 was also reported to the building manager to investigate.

4.3 Lot 3 and Lot 45 reported water leaks that are being followed up by the building manager.

4.4 The contact details of both AM lot 44 and Kris the Building Manager have been resupplied to ADT Fire Monitoring.

#### 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 status of project B waterproofing of the balconies contract is being finalized and the work is planned to start February 2023 and the Strata Manager will provide notice to those units. The committee approved proposed safe access arrangements as well as secure storage arrangements for the contractor during the building works.

It is the responsibility of the owners of affected units 16, 95 and 122 for the removal and storage of Planter Pots and Plants and to make sure that the balconies are cleared by end of January 2023.

5.2 The committee agreed that the Strata Manager can organize a general meeting via electronic voting at the cost of the individual owners to approve a new by-law for bathroom waterproofing renovations works for Lot 31 and Lot 43 amending their current by-law to include changing their windows from sliding to swing ones at their cost.

5.3 A notice was received from North Sydney Council for the intention to issue a Fire safety order due to a complaint made by the NSW Fire Brigade on fire building safety and the Strata Manager has been asked to get two quotes from appropriately registered building surveyors familiar with codes applicable to Pacific Park.

5.4 The committee agreed to engage Height and Safety to certify the safety of roof anchors and ladder access each year. The Strata Manager will arrange a work order.

The next committee meeting is on 13 September 2022.

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

**Date of Minutes: 9 August 2022**

**Bright & Duggan Pty Ltd**

**Managing Agents for Strata Plan 47991**