
MINUTES OF THE MEETING OF THE EXECUTIVE COMMITTEE OF THE OWNERS CORPORATION, STRATA PLAN 47991, 41 Rocklands Road, Wollstonecraft, held on TUESDAY, 11 JUNE, 2002 at 6:15 p.m. in the BOARD ROOM, BRIGHT & DUGGAN PTY LTD., 37-43 ALEXANDER STREET, CROWS NEST.

PRESENT: Barbara Burke Jeanne Emery Rosemary Flannery
Tony Moon Colin Murray Ed Nicholls

APOLOGIES: Damien Jamieson

IN ATTENDANCE: Michelle Wee (Lot 98) Jacqui Du Toit (Lot 140)
Mr. R. Stephen McCulloch (Bright & Duggan Pty Ltd.)

CHAIRMAN: Mr. T. Moon chaired the meeting.

MOTION 1: *Minutes* **Resolved** that the minutes of the previous meeting held on 30 April, 2002 be adopted. Subject to the addition of Barbara Burke being a member of the Parking sub-committee. **Action**

Matters Arising:

- **Mural**
Awaiting response from Trade Fast. Ed Nicholls to follow up with Trade Fast. **EN**
- **Pergolas**
Tony Moon and Stephen McCulloch to discuss matter further. **TM & SM**
- **By-law Breaches**
Further letters to be circulated for washing on balconies (By-law 10) to Units 81, 123, 152, 153, 159 and to Unit 142 for depositing rubbish on common property (By-law 9). **SM**
- **Levy Arrears**
Bright & Duggan Pty Ltd to follow up on levy arrears along previously agreed system.
- **Fire Control** **SM**
Awaiting further response to letter by Bright & Duggan Pty Ltd, dated 30 May, 2002.
- **Building Reports**
Await follow-up from IBC – Paul Evans.
- **Parking**
Three-letter system implemented.
- **Driveway Repairs**
Job completed to apparent satisfaction of the Executive Committee.
- **Courtyard Tiling**
Now in the hands of Paul Evans of IBC.

MOTION 2: *Health and Safety*
It is noted that there is a likelihood of future developments to the Occupational Health and Safety requirement such that residential strata buildings will no longer fall under the legislation requiring formal audit. Matter to be reconsidered following the gazetting of legislation modifications.

Action

- MOTION 3:**
Unit 95 Parking
- **Future Parking Requests**
Future parking requests to be reviewed by the Parking Committee without need to refer to main Executive Committee.
 - **“Visitor Certificate”**
Bright & Duggan to write a bona fide “Visitor Certificate” which can be applied for through the Parking Committee. Notice to be drawn up in consultation with Rosemary Flannery. SM
 - **Solicitors**
Bright & Duggan to instruct Andreones Pty Ltd, Lawyers, to provide legal opinion on the current parking letter system and the possibility of removal of illegally parked vehicles from common property. SM
 - **Signage**
Sign stating “Visitors Only Parking” – Maximum 48 hours period; Offenders towed” - The section “48 hours” to be blanked out. GW
- MOTION 4:**
Unit 140 Works
- Resolved* to confirm that works to hob and balcony doors as per quote by Sydney Remedial Building Services proceed at a cost of \$7,040 (including GST) and that works be supervised through Integrated Building Consultancy (Paul Evans).
- MOTION 5:**
Front Door Lock
- Resolved* that Ed Nicholls check with local locksmiths on systems available. EN
- GENERAL BUSINESS:**
- **Electricals**
Bright & Duggan to follow up on report by KBS on electrical issues and to forward report to the Executive Committee for consideration. SM
 - **Classical Languages Teachers Association Inc.**
Request for permission to film in pool area granted, subject to confirmation of CLTA providing indemnity insurance for public liability along with confirmation of date and times required. Bright & Duggan to confirm in writing. SM
 - **Agendas**
Resolved that the basis for future agendas would be as follows:
Apologies
Minutes of Previous Meeting
Business Arising
Monthly Accounts
Reports from Committees
Major Resolutions/Motions
Correspondence
General Business
- NEXT MEETING:**
Next Meeting: Thursday, 25th July, 2002 at 6:15 p.m. in the Offices of Bright & Duggan, 37-43 Alexander Street, Crows Nest, NSW 2065
- Meeting closed 8:15 p.m.

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CHAIRMAN

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DATE