

STRATA PLAN 47991
41 Rocklands Road, Wollstonecraft.

MINUTES OF THE EXECUTIVE COMMITTEE MEETING

Meeting held on **27th June, 2005**
in the offices of Bright & Duggan
at 37-43 Alexander Street, Crows Nest

PRESENT: A. Moon, R. Joy, C. Murray, R. Flannery, D. Groves, I. Muncaster, B. Burke, C Wykes, P. Dickeson

IN ATTENDANCE: P Torpy (Bright & Duggan Pty Ltd).
Mrs. King (123)
Mr. C. Curtis (6)

CHAIRMAN: Tony Moon chaired the meeting.

MOTION 1: *Resolved* that the minutes of the *Executive Committee Meeting* held on **11th April, 2005** be *adopted*.
Minutes & Business arising from previous minutes.

Matters Arising

Bradfield College- The college had made an attempt to reduce the noise level emanating from the compressor unit by building an enclosure however this is not working (the noise level remains above 95db). Letter to Bradfield College and copy to Council Compliance officer.

TV antenna upgrade system appears to have improved the reception to the building.

PT
by 22
July

MOTION 2: *Resolved* to accept the Financials. Further comments under the *Financials* Financial report.

MOTION 3: *Not applicable*

MOTION 4: *Resolved* that the Financial report tabled showed that a Term Deposit of \$100K can be renewed with \$70k with \$30k to be moved to the Administration account to meet current bills. If further funds are required these can be moved from the Cash Management account.

Expenditure noted for the replacement pergolas to be moved to Sinking Fund from Admin Fund.

It was noted that there was a drop in the arrears monies.

Fire Services Contract.

Four(4) Tenderers responded to the selective request for tenders . Two companies are being considered for the tender and interviews will take place to finalise this contract. In the interim a Contractor

PT/CM
by 12
July

TM/RJ
by 20
July

has been engaged to assist in ensuring that the building remains compliant and works deemed necessary are being undertaken. The responsibility for the testing and maintenance of Emergency and Exit lighting will be incorporated into the new Fire Services Contract and the current service provider MBS will be requested to provide records of Emergency and Exit maintenance undertaken by them. MBS to be advised that their services are no longer required.

*PT
by 12
July*

Esko Contract under further review. Agreed to have CPI increases waived for next 2 yrs to offset the reduction in workload (gardens). Other areas of responsibility will be considered as the committee reviews various aspects of the buildings needs. Currently
Cleaner hrs- 8.00am –4.00pm
Manager hrs 8.00am – 1.00pm

**MOTION 5:
Operations &
Maintenance**

Resolved that the tabled Gym equipment report be received. Resolved that *Platinum* proposal be accepted and implemented with the maintenance service agreement to be monthly as per Option 1, which includes new equipment, repair of existing equipment and a service contract.

*DG/RJ
by 22
July*

The weights are to be engraved with “SP47991” to prevent theft. The use of a personal trainer is permitted provided it is only for a resident and they must have their own Liability Insurances
General Maintenance- there is some subsidence at the Park entrance to the complex which requires further investigation.

There is a minor problem with the balcony rail at unit 6 to be fixed.

Swipe card unit at lower car park entrance to be reattached to wall.

**MOTION 6:
Parking Report**

Resolved that the tabled parking report with following breaches be noted and official letters sent. If breaches continue then Legal Notices will be issued.

*RF/PT
by 12
July*

The following are in breach:

AMD 37A –unit 70 (letter)

AMF 11X – unit 113 (letter)

YEQ 312

YZZ 289

AJM 67L

JT 148

SKK 057

SNF 295

AA89 RZ

AC 94MY- unit 76 (letter)

HH 01-unit 162 (letter)

CHC 383- unit 159 (letter)

YBK121, YDD 26R – unit 99 (letter)

ARY 18G - unit 77 (letter)

That the Owners Corporation determine that *Mr. S. Pointon/ C. Ritchie*, the occupiers of Unit 77, have breached By-law 2 by parking the vehicle registration *ARY 18G*, on common property on the following dates on the following dates *Various dates in last*

two months, without prior approval from the Owners Corporation

That a Notice under Section 45 of the Strata Schemes Management Act 1996 be served upon *Mr. S. Pointon/C. Ritchie* in respect of their breach of By-law 2, and that the common seal be affixed to the Notice in the presence of Bright & Duggan Pty Ltd ACN 001 554 650, being a person authorised to attest the affixing of the seal.

Approved

That the managing agent be authorised and instructed to effect service of the Notice upon *Mr. S. Pointon/C. Ritchie*.

Approved

There was discussion regarding the traffic issue in Rocklands Road and the Mater development proposal. The roundabout at Sinclair Street will be a problem. Mater Hospital was spoken to regarding the traffic problems but no consensus yet reached. North Sydney Council Traffic committee are yet to decide on their decisions regarding the situation.

MOTION 7:
Communication

The aerial upgrade to improve digital TV service has been completed however Pay TV is still an issue with no cost effective solution available.

Reimbursement to P. Dickeson for HT web hosting costs paid by him to be followed up.

The Welcome Booklet was completed and circulated to owners and residents at a printing cost of around \$280 for 500 booklets.

*CM/PT
by 12
July*

MOTION 8:
Major Works

Resolved that the tabled Major Works report be accepted. Copies to be made available on web and notice board.

*RJ by
22 July*

**GENERAL
BUSINESS:**

There were a number of General correspondence issues raised but all except for one have been dealt with and responded to by committee and/or Strata Managers. Correspondence noted from units 16, 27, 74, 78 and 160.

Meeting concluded 7.55pm.

Next Meeting scheduled for August 22.

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CHAIRMAN

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DATE