

STRATA PLAN 47991
41 Rocklands Road, Wollstonecraft

MINUTES OF
EXECUTIVE COMMITTEE MEETING

held 24 October 2005

MINUTES

- PRESENT:** A. Moon R. Flannery C. Murray
C. Wykes P. Dickeson B. Burke
- APOLOGY:** D. Groves R. Joy I. Muncaster
- ATTENDING:** P. Torpy of Bright & Duggan Pty Ltd
- CHAIR:** A. Moon chaired the meeting.
- MOTION 1:** *Minutes* **Resolved** that the previous minutes of the executive committee meeting held 22 August 2005 be adopted, with an amendment to include an apology from B. Burke.
- MOTION 2:** *Business arising*
1. The Sinclair/Gilies Street development report was tabled. The report included various options put forward by the Council traffic engineer, and suggested that residents submit objections and concerns to the next Council meeting.
 2. Fire certification works are almost complete.
 3. It is considered that Otis' maintenance service and reports are inadequate. It was agreed that Otis be requested to log all faults and works carried out to rectify them.
- MOTION 3:** *Financials* **Resolved** to adopt the financial report. See motion 4 for further comment and information as to the proposed budget.
- MOTION 4:** *Financials and contract committee* **Resolved**, following consideration of the financial report, sinking fund forecast, budget and expected major works, that:
1. \$9,126 'legal' be moved to the sinking fund;
 2. \$34,271 of the sinking fund be moved to ground maintenance in the administration fund;
 3. the proposed budget (administration fund \$477,824 and sinking fund \$240,000) be included in the annual general meeting agenda.
- MOTION 5:** *Operations and maintenance committee* The gym equipment has been installed and a maintenance program with Platinum put in place. The general maintenance review with Ezko particularly focussed on the pool/gym area, and the improvements required there.
- Resolved** to continue to meet Ezko on site on a monthly basis to discuss cleaning and general maintenance issues

MOTION 6:
Parking Committee

Resolved that the strata manager write letters to the owners of the following vehicles as they appear to be breaching the by-laws with respect to parking:

AJM 67L -lot 156	WMK 099 - lot 115
WMK 377 - Lot 116	AF84TM and AMD 37A - lot 70
AA42LU – unknown	SNF 295 – unknown
YEQ 312 – unknown	ZKP 991 - unknown

MOTION 7:
Communications

Resolved to move to a new website hosting provider as the current service provided by Harris Technology is no longer available; Further modifications are being made to the website. The new web server hosting fee is \$120 pa.

MOTION 8:
Major works

Resolved to adopt the major works report tabled at the meeting.

Thanks were given to R. Joy for his extensive time input into this work. Future works will include:

1. painting the Rocklands Rd fence, the main entrance roof, and the garage lift entrances;
2. level 1 lifts 6 and 7 foyer and level 2 foyer 6 carpet replacement;
3. redirection of water from the construction joint at unit 18 to avoid further disturbance to residents at foyer 1; and
4. ongoing garden works.

MOTION 9:
Correspondence

Recent correspondence was tabled regarding the following:

1. the proposed development of a 15 bed extension to Mater Hospital and the effects on Pacific Park - objections need to be lodged before Friday as the volume of traffic will further inconvenience the residents at Pacific Park;
2. Mrs. King's request - approved;
3. unit 61 visitor parking permit request - granted for the Christmas period;
4. pool vents corrosion - these will be dealt as part of the ongoing maintenance program;
5. unit 60's concerns:
 - a. people not recycling – noted;
 - b. website purpose - being looked into;
 - c. main door – this is part of the maintenance program;
6. numerous noise complaints - these will be dealt with;
7. various lots' request for double glazing to the windows for sound proofing – noted and standard letter to be sent regarding lot appearance etc;
8. Elders R/E request for copies of the keys – has been actioned;
9. unit 87 pergola – discussed;
10. neighbouring college equipment noise - further correspondence required (Bright & Duggan to provide copies of previous correspondence, requested at earlier meetings of the EC).

The Annual General Meeting is scheduled for 5 December 2005 at Crows Nest Club, a different venue from 2004. New Strata regulations require proxies for the AGM to be received at least 24 hours prior to the meeting.

There being no further business the meeting closed at 8pm.