

STRATA PLAN 47991
41 Rocklands Rd, Wollstonecraft

MINUTES OF
EXECUTIVE COMMITTEE MEETING
held 6 February 2006

M I N U T E S

Present: C. Murray, C. Wykes, R. Flannery, R.Joy, P. Dickeson, B. Burke, D. Handley, A. Moon, I. Smith.

Attending: Phillip Torpy (Bright & Duggan Pty Ltd).
H. Tweedie, D. Walker.

MOTION 1: *Resolved* to adopt the minutes of the previous executive committee meeting held 5 December 2005.
Minutes

MOTION 2: *Resolved* that the following issues be noted in the minutes.
Matters arising

The DA approval - for a brothel at Alexander Street should be opposed and the committee resolved to seek resident support opposing the approval of this DA. The issue had been raised at a previous Council meeting but few residents were aware of the situation. The premises were previously occupied by a Restaurant. A different type of business such as the proposed brothel is likely to affect the standard public safety in the area and was highly inappropriate in an area so close to schools and the popular restaurant and shopping area of Crows Nest.

Next Council meeting will be held 13 February and all objections should be lodged as soon as possible. The council should be opposing this in the Land & Environment Court. Owners are requested to lodge their objections (DA No. 358/2005-1. Council web site www.northsydney.nsw.gov.au).

The Audited accounts – there were concerns about these accounts tabled at the AGM in December. Data were presented by the Auditors in an inconsistent and confusing manner. The Executive committee is to review the choice of auditor for the next year.

MOTION 3: *Resolved* that the financials be accepted subject to amendments noted:
Financials

- a) Inconsistencies in the budget column for administration to be corrected.
- b) The receipt of replacement door lock funds to be offset against the R&M for Locks.

- c) The amount received from U87 to be offset against the Sinking fund building account.
- d) The amended statement is to be reissued to committee.

MOTION 4:
*Contracts
Committee*

Noted that the new B&D contract only had minor amendments compared with 2005 contract and did not result in any additional costs to the scheme.

MOTION 5:
Parking Committee

Resolved that appropriate legal action be taken against the following offenders under the parking By-Laws:

U122- KT2007

U70- AF 84 TM

U104 – ATE 87A

U143 – AJK 52N

U159- CHC-383

U151 – VER- 433

U89 – AOQ- 55A and XKB 166

Other offenders noted are

YZS- 245

AA 42 LU

YRB 393

Rental agents to be requested to forward tenants vehicle details for Strata records.

MOTION 7A:
*Communication
Committee*

Noted that the annual subscriptions for the web site are at the reduced cost of \$19.95. There are plans to re-design and improve the site. Unfortunately there is no easy facility to monitor site usage statistics at this stage.

MOTION 7B:
*Operations/General
Maintenance*

Noted that the committee will address the general housekeeping with Ezko including:

Cleaning of bins and garbage areas generally.

Provision of more bins.

Monthly meeting with cleaning company to continue.

Gym equipment- regular maintenance of the equipment has been established.

Rusting of new weights sliders to be attended to.

Lubricating of treadmill machine belts to be checked.

Cleaners to be advised how to reset machines.

MOTION 8:
Major Works

Noted that the works scheduled have not commenced as yet but will be underway shortly. Architects are looking at further quotations for remaining works to be done.

Resolved to accept the quotation from Premier Waterproofing to rectify venting problem in U107.

MOTION 9:
Correspondence

Noted that the following correspondence was received.

- a) The letter from North Sydney Council regarding the traffic flow from the Mater Hospital car park changes - the traffic situation remains a problem, which North Sydney Council seems unwilling to address.
- b) B&D are to respond in a faster turn around time for various issues that arise.

Letters requesting:

MOTION 9 cont:

- a) Motor operated garage door - agreed subject to standard requirements on maintenance etc.
- b) Real Estate Advertising Signage – Refused. There is to be no signage at the building by Real Estate agents.

MOTION 10:
General Business

The following issues were raised:

Security: Noted that 3 doors were damaged during January. Incident was reported to police but their response time was too long to be effective on this occasion. Noted that upgrading security cameras is a planned major works activity for 2006. Intercom system to be considered for a future upgrade.

Carpet to Lift 6 to be done, awaiting the return of the carpet layers.

Light covers in foyers to undergo a replacement program as existing fittings are now out of production and alternatives need to be found.

Maintenance for the main front door lock

Preliminary discussions with U18 regarding some renovations to the Unit. The committee has requested plans to be submitted noting council approval for these proposed modifications were also necessary. There may need to be a Special use By-Law approved by Owners.

Next meeting is scheduled for 10 April 2006.

There being no further business the meeting closed at 7.55 pm.