

STRATA PLAN 47991
41 Rocklands Rd, Wollstonecraft

MINUTES OF
EXECUTIVE COMMITTEE MEETING
held Monday 10 April 2006

M I N U T E S

Present: P Dickeson R Joy I Smith R Flannery B Burke
C Murray

Attending: Phillip Torpy (Bright & Duggan Pty Ltd)
Mrs. King H Tweedie A Joy N Peresa K Moon

Apologies: T Moon C Wykes D Hanley

MOTION 1: *Minutes* **Resolved** to adopt the minutes of the previous executive committee meeting held 6 February 2006.

MOTION 2: *Financial statement* **Resolved** to receive the financial statement.
Note:
\$50,000 to be moved to a term deposit attracting a higher interest rate

MOTION 3: *Parking Committee* Report was tabled from committee and the following noted:

1. Unit 70 vehicle AF 84TM (25 notices issued to comply with parking by laws) to be issued with Notice to Comply
2. APZ 57X is suspected to be a stolen car B&D to make enquires and advise Parking Committee prior to arrangements being made to remove vehicle from the premises
3. Notice to Comply to be issued to Unit 122 vehicle KT 2007 and Unit 151 vehicle VER 433.

MOTION 4: *Communication Committee* Communication Committee presented their report and the following was noted:

1. The web site has greater functionality and the committee now have full control
2. Front page analyses is now underway
3. Newsletters, by-laws and approvals to be added to the frequently asked questions page

MOTION 5: *Major Works* Report was tabled from committee and the following noted:

1. Painting and carpeting Foyers 5, 6 and 7 completed.
2. Lighting replacement of new interior light fitting to ground level of all foyers completed.
3. Gardening works stage 3 has been completed and part of stage 4 will be completed this month.
4. Problems arising from loose areas of mortar on the exterior of the building were noted.

MOTION 5
continued

5. Unit 18 –the drain from the construction joint to be diverted.

MOTION 6:
Operations

Resolved that the cleaning of the building to be discussed in a meeting with the cleaners and committee members as current standard of cleaning is not acceptable. A recommendation following this meeting will be made at the next executive committee meeting.

Pest control, how often is this service being undertaken and when was the last service? – B&D to report to the committee

MOTION 7:
Correspondence

Correspondence was tabled, the following was discussed:

1. Letter from Sisters of Mercy regarding right of carriageway through the lower garages, resolved that remote access be restored to the Sisters of Mercy. This will require repairs to the rear garage door which is expected to be completed in April

The following letter is to be drafted

1. Letter to Carroll O’Dea to be drafted thanking him for providing details of the right of carriageway in favour of the Sisters Of Mercy
2. Letter to Carroll O’Dea confirming access to Sisters Of Mercy subsequent to the completion of repairs to the rear garage door.

MOTION 8:
Trades list

Trades list is to be updated

MOTION 9:
Security

A letter from KSS Security dated 29 March was tabled.

Resolved to appoint a security officer on a short-term basis to monitor the visiting parking and to request identification for residents entering the complex.

Resolved To prepare a letter to all residents and owners regarding access to security guards in respect of breaches to By laws in relation to the hours of operation of the pool area and noise. The costs of security attendance to be charged to the offending party and addition By laws to be drafted to give effect to this.

MOTION 10:
Smoke Detectors

Resolved to issue a letter to all owners informing them of the change in the law and the requirement that they install smoke detectors to AS3786 standard at their cost. Letter to be approved by committee prior to distribution.

MOTION 11:
By-laws

Resolved to have additional by-laws drafted for the following:

1. Cost of enforcement of by-laws to be recovered from owner
2. Pergola specifications including colours and no attachment clause

General
Business:

Submission to the Land and Environment court has been made by Tony Moon in relation to zoning of certain businesses. A site visit will be contacted and a meeting is being held 4 May 2006 @ 9:30am.

Unit 18

An application relating to a proposal to extend and modify Unit 18 has been received. This application would subsequent to consideration of the Executive Committee require the approval of the Owners Of SP 47991 in a General Meeting.

**General
Business
continued**

Resolved that the Executive Committee is willing to consider the proposal subject to the Owners of Unit 18 agreeing to meet all the costs of the Owners Corporation in undertaking this process.

The Chairman and B&D to agree suitable arrangements with the owners of Unit 18 for the payment and indemnification of the costs incurred by the Owners Corporation in relation to this proposal.

There being no further business the meeting closed at 8:05pm.