

**STRATA PLAN 47991
41 Rocklands Rd, Wollstonecraft NSW 2065**

**MINUTES OF EXECUTIVE COMMITTEE MEETING
*held Monday, 25 June 2007***

M I N U T E S

Attending: Rosemary Flannery Arlaina Loibl Barbara McCosker
Tony Moon Colin Murray Robert Vernon

Apologies: Ray Joy
Ian Smith

Attending: Bart Jaworski (Bright & Duggan Pty Ltd)
J Murray
S King

Chairman: Tony Moon chaired the meeting and opened proceedings at 6.05pm.

MOTION 1: *Resolved* that the minutes of the previous Executive Committee Meeting
Minutes held on 3 April 2007 be adopted with an amendment in Motion 3 1.b to include noting unit 97's balcony repairs were discussed under Major Works.

Matters arising:

1. Update on unit 18 development – Advised that works have been put to tender and that full compliant tender documentation will be provided for the committee, as required under the special By-law.
2. Unit 46 correspondence – the Executive Committee looked at the security and privacy matter raised by the owner of unit 46 and after inspection of the site agreed that a balustrade with a frosted glass be installed at the top of the letterboxes. The balustrade to match the existing ones in colour and style.

MOTION 2: The financial statement was received. It was noted that the levy arrears
Financial statement have reduced significantly.

MOTION 3: *Agreed* that the executive committee is satisfied that *Marilyn Hamilton &*
Notice to Comply *Lidia Cardillo*, the occupiers of *lot 79*, have breached *Special By-law 4*
Lot 79 by continuing to park a motor vehicle on common property in the visitors car spaces, and that therefore, in accordance with section 45, the strata

manager be instructed to affix the common seal to, and effect service of, a notice upon *Marilyn Hamilton & Lidia Cardillo* to comply with the by-law.

MOTION 4:
Notice to comply
Lot 62

Agreed that the executive committee is satisfied that *Brook Savage, Natalie Bott & Lianne Stuekes* the occupiers of *lot 62*, have breached *Special By-law 4* by continuing to park a motor vehicle on common property in the visitors car spaces, and that therefore, in accordance with section 45, the strata manager be instructed to affix the common seal to, and effect service of, a notice upon *Brook Savage, Natalie Bott & Lianne Stuekes* to comply with the by-law.

MOTION 5:
Common property

The reports from the Owners' Corporation Executive sub-committees dealing with common property matters we received and discussed:

1. Finance; Contracts; Administration – that the sinking fund forecast be prepared in accordance with section 75A of the Act.
2. Major Works -
 - a) Exterior Painting – stage 1 has commenced at \$224,596 plus GST;
 - b) Approved tiling repairs of unit 97's balcony at \$20,130 plus GST to be carried out by Premier Waterproofing. Repairs are likely to commence (subject to weather) in late July 2007.
 - c) Ventilation rectification for 2 units is nearing completion;
 - d) Garden redevelopment on the South West corner of the property is nearing completion and the plumbing etc for rainwater storage tanks has been installed. We are awaiting delivery of the rainwater capture and storage tanks;
 - e) Quotes for two new garage doors have been received ranging from approximately \$20,000 to \$46000. The Executive Committee would like to upgrade the security of the building to be compatible with the new garage doors. The matter is currently being investigated.
3. Housekeeping, cleaning, routine repairs & maintenance – it was noted that Ezko's assistance during the recent heavy weather conditions been appreciated by the residents.
4. Gymnasium & Pool – no issues to report at this point.
5. Parking; Security – noted that the vehicles with number plates: VMN 791, WMY 945 and VWY 714 have been recorded parking in the visitors car spaces in May & June. Car with registration number EVO parked in the visitors car spaces 14 times during May & June, and with YBROOK parked 18 times in May and June.
6. Communication –
 - a) Update advice for residents on cable TV is yet to be finalised.
 - b) Update for Welcome Booklet is still being prepared.

Correspondence: *The* following was discussed and resolved:

1. Mater Park and Bradfield College – North Sydney Council has not attended to our complaints nor responded to the managing agent's letters. The managing agent to send a follow up letter.
2. Letter from North Sydney Council advising of the Annual Fire Safety Statements for the purposes of the Environmental Planning and Assessment Act 1979 has been received.
3. Letters from a resident complaining about washing visible from the outside of the property have been tabled. The resident's concerns were noted. Resolved to send a circular to the residents of the Level 6 unit reminding them of the strata plan's by-law 10 (hanging washing).
4. OTIS Service Monthly Report for April has been received.
5. Unit 69's letter for the purposes of section 116 has been received accepted subject to the owner's confirmation that all tradesmen are qualified, have current licenses and insurance and will observe the allowed works hours.
6. Pets – owners are reminded that permission to house dogs or cats must be sought in writing. It is a condition of housing a dog, that the dog must be trained not to bark and must be regularly exercised.

Next Meeting The next meeting will be held on Monday, 20th August 2007 @ 6pm in the offices of Bright & Duggan Pty Ltd.

There being no further business the meeting closed at 7.40pm.