

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

MINUTES OF EXECUTIVE COMMITTEE MEETING
held Monday, 20th August 2007

M I N U T E S

Present: Rosemary Flannery Arlaina Loibl Tony Moon
Colin Murray Robert Vernon Ian Smith Barbara McCosker

Attending: Anne Joy
Bart Jaworski (Bright & Duggan Pty Ltd).

Apologies: Ray Joy

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 25 June 2007 be adopted.

Matters arising from the meeting held on 25th June 2007:

1. Update on unit 18 development – the owners are still receiving and evaluating tenders for their proposed renovations.
2. Update on unit 97 repairs – addressed in major works below.
3. Annual Fire Safety Statement- part statement has been issued by Civil Fire Design and some further inspections and works are required. The Executive committee has authorised Tony Moon to approve any necessary repairs in order to certify the building to Council.
4. Mater Park – the managing agents and Tony Moon have written to North Sydney Council and spoken to the Parks' Officer in regards to the condition of the park. Some improvements were noted today.
5. Unit 46 – discussion took place on the installation of a railing above the letterboxes to increase security for unit 46. It appears that a more effective design is required. Advice from the architect will be sought.
6. Quote for the repairs of the damaged bottom panel of the garage door has been received from All Gate Automation @ \$1946.
Resolved to accept the quote for the required repairs.

MOTION 2: The financial statement was received. Colin Murray to contact the
Financial managing agent in regards to the coding for the capital expenditure for the
statement garden upgrade and regular maintenance.

MOTION 3: The reports from the Owners' Corporation Executive sub-committees
Common dealing with common property matters we received and discussed:

property

Finance; Contracts; Administration

Sinking Fund Plan estimates – the managing agent provided excel spreadsheets for the capital expenditure for the last few financial years for comparison purposes.

Major Works

Update on Exterior Painting; Tiling repairs; ventilation rectification; rainwater storage tanks; progress report on other major works. Report prepared by Ray Joy, dated 18 August, will be available on the Pacific Park's website.

Unit 97 – Rosemary Flannery and Tony Moon met with the owner of unit 97, on site. The Executive Committee noted the proposal from Premier Waterproofing to allow the owner to choose the replacement tiles as it was not possible to match the damaged ones. ***Resolved*** to accept the owners corporation's architect's advice in relation to the proposed works for unit 97 by Premier Waterproofing.

Housekeeping, cleaning, routine repairs & maintenance

Discussion & recommendations on cleaning specifications & contract arrangements. The Executive Committee received four responses to its advertisement listed on www.seek.com.au for a building facilitator's position. These are under review. The contract with the current cleaning services company has been formally terminated and quotations were sought from a number of companies including the current company. It was unanimously ***Resolved*** to accept the lowest quotation. The new cleaning services contractor, Kristal Property Services, will begin on 3 September. There will be a significant and immediate cost saving to the owners' corporation.

Gymnasium & Pool

Discussions on a new maintenance contract for the gym equipment. The maintenance contract with Platinum Fitness has been terminated due to dissatisfaction with service quality. Both treadmills are being repaired as the motors have burnt out. ***Resolved*** to repair or replace the motors once cost estimates are received.

Parking; Security

Recommendations for legal action for breaches of visitor parking By-laws. The notices to comply for breaches of parking have been effective. Parking has improved however there are still some persistent offenders from cars with number plates AD48UJ, MAR30, ZKS157 and EVO.

MOTION 3
Continued***Communication***

Update on cable TV enquiries; Welcome Booklet.
No resolution at this point as *Foxtel* is yet to provide a fee proposal to cable the property. Concerns were expressed at the appearance of cable ducting in common property foyers.
The Welcome Booklet update will be finalised in the next two weeks.

Correspondence: The following was discussed and resolved:

1. Mater Park – Council has begun some restoration works.
2. Smokers – residents to address offending smoking with the persons directly, as required. Smoking on balconies is not a breach of By-laws.
3. Request to install a CCTV by one of the units to improve security is yet to be finalised pending further information from the owner.
4. The managing agent to issue another letter to units 135 and 89 for hanging washing on the balconies;

Next meeting will be held on Monday, 22nd October 2007 @ 6pm in the offices of Bright & Duggan Pty Ltd.

There being no further business the meeting closed at 8.35pm.