

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

**MINUTES OF
EXECUTIVE COMMITTEE MEETING**
held 18th February 2008.

MINUTES

- Present:** R. Flannery, R. Joy, B. McCosker, T. Moon, C. Murray, I Smith, R. Vernon and D. Walker
- Attending:** Lee Stroud (Bright & Duggan Pty Ltd), Peter Dickeson Lot 86, Norella Peresa Lot 117 and Ms Murray Lot 97.
- Apologies:** A. Loibl
- MOTION 1:** *Minutes* **Resolved** to adopt the minutes of the previous executive committee meeting held 3rd December 2007.
- ** Noted that the minutes of the Annual General Meeting held on 3rd December 2007 will need to be amended at the next General Meeting. Motion 9a was incorrectly minuted and should have read:*
Resolved to carry out a revaluation for insurance purposes.
- MOTION 2:** *Financial statement* **Resolved** to receive the financial statement.
- Matters Arising:*
- Resolved** that the Finance Committee to review the budget in relation to some line items which are appearing to be exceeding budgeted expectations.
- Resolved** that the Finance Committee review the current Lots in arrears for the purpose of identifying all arrears that have exceeded 120 days.
- Resolved** that the Strata Manager query the increased security costs (two additional patrols in February).

Resolved that the Strata Manager ensure that the Allgate Automation charge of \$286 be levied against Lot 16 as this was not a common property expense.

MOTION 3:
Structure/Operation
of EC Sub
Committees

The structure and operation of the Executive Committee - Sub Committees was discussed and the duties of the following committees were outlined: Communications, Finance, Major Works, Parking and Operations.

An informal Executive Committee meeting will be called to discuss further operating procedures for the sub-committees. Date to be decided.

A site induction will be run on Saturday 23rd February 2008 at 8.30 AM for all Committee members.

MOTION 4:
Insurance Policy

Discussion took place regarding the current insurance policy as to the scope and detail of the cover.

Strata Manager is to send the policy wording to D. Walker, T. Moon and B. McCosker for review and the development of a scoping document outlining issues to be considered in reviewing the current and future insurance cover.

Special interest is to be taken in regards to individual Lot Owners additions not forming part of the common property.

MOTION 5:
Correspondence

Resolved that the Strata Manager send a copy of the standard approval letters for: Alterations, Pets, Floorboards and Air-conditioning to all Committee members prior to discussion at the next meeting of the Executive Committee.

Resolved that T. Moon draft a circular to all Residents which outlines the Owners Corporation's policies on Pets, Rubbish, Floorboards, Air-Conditioning and any other improvements and/or alterations to Lots.

MOTION 6:
Strata Managers
Report

The Strata Manager's Report was received.

Matter Arising:

1. It was noted that the preferred contractor for sliding door roller replacement is Kristal Property Services and not Millar's Building Services.
2. The Strata Manager is to identify the works that were carried out in the Work Order entry of the 13/07/07 reading: U40 Broken Locks/Ex Fan.

MOTION 7:
Major Works
Report

The Major Works report was received.

Matter Arising:

Resolved to proceed with the installation of new garage security gates on both Rocklands Road entrances based on advice and quotations received from JJ Newlin Mazaraki.

Resolved to proceed with the installation of new security access initially to both the Rocklands Road garage gates based on advice and quotations received from JJ Newlin Mazaraki.

A Sub committee consisting of T. Moon, R. Flannery and D. Walker is to

be formed to recommend procedures regarding the implementation and subsequent management of the new proximity card access system..

The CTTT Order for File Number SCS 07/53322 regarding Lot 97 was tabled. The CTTT Order found in favour of the Owners Corporation in relation to repairs to be undertaken to this unit.

MOTION 8:
Parking Report

The Parking Report was received.

R. Flannery addressed the meeting and discussed the current parking situation.

Resolved Strata Manager to write to Lots 100, 102 and 150 in regards to illegally parking on the common property.

Resolved A proposal for the replacement of outdated and inaccurate signage in the car park areas is to be prepared.

Resolved to assist the Mater Hospital during onsite disruption due to construction activity by temporarily allowing the use of up to 6 visitor parking spaces between approx 9.00 am and 3.00pm Monday to Friday to the Mater Hospital Volunteers. It is noted that the Executive Committee may withdraw their approval at any stage should this arrangement prove difficult for residents.

MOTION 9:
Cleaning Report

The Cleaning Report was received.

T. Moon addressed the meeting.

Matter Arising:

It was noted that the repairs to the pool spa have now been completed after delays in receiving delivery of the new boiler.

Strata Manager to report back to the Committee in regards to the outstanding treadmill repairs.

MOTION 10:
Common Property

The Conditions and use of the Common property were discussed and following issues were identified:

1. The drain in the main courtyard is blocked and is to be attended to.
2. The Executive Committee is to notify the Strata Manager as to which Lots have excessively large amounts of personal items within their garages which is leading to cars encroaching on the common property.

General Business:

1. Adjudicator's decision received.
2. Report on Unit 18 received.
3. Welcome booklet – an updated draft to be redistributed to the Executive Committee prior to publication.
4. Foxtel –*deferred at this stage.*

Next Meeting scheduled for Monday 17th March 2008 6pm.

There being no further business the meeting closed at 8.05 PM.