

STRATA PLAN 47991
41 Rocklands Rd, Wollstonecraft NSW 2065

MINUTES OF EXECUTIVE COMMITTEE MEETING
Held 6.00pm Monday 17th March 2008
at the offices of Bright & Duggan P/L Crows Nest

M I N U T E S

Present: **R. Flannery R. Joy B. McCosker C. Murray**
 R. Vernon T. Moon I. Smith

Attending: **Mel Harris (Bright & Duggan Pty Ltd)**
 J. Murray (Lot 97)

Apologies: **A. Loibl, D. Walker**

MOTION 1: *Resolved* to adopt the minutes of the previous Executive Committee
Minutes meeting held 18th February 2008.

MOTION 2: *Resolved* to receive the financial statement.
Financial statement

- Bright & Duggan to provide a copy of gas account to Ian Smith
- Bright & Duggan to confirm that the Insurance Premium of \$41,000.00 has been paid by due date and to advise which fund monies were debited from and advise Committee;
- Bright & Duggan to investigate and forward explanation to Committee of the Insurance payment made 12.02.08
- The Finance Sub Committee to review interest rates we are currently receiving on Owners Corporation funds, provide details of our current deposit maturity profiles and provide recommendations on any options for improved interest returns at the next meeting of the Committee.
- Bright & Duggan to provide an explanation of the \$800.00 cost for 'key cutting' – as per the ledger.
- Overdue levy payments were discussed and actions confirmed to secure payment

MOTION 3: *Discussion* took place in relation to the request from a prospective
Correspondence purchaser of U69 to carry out external renovations; a preliminary outline has been provided detailing the processes and approval that would apply for such works.

MOTION 4: *Resolved* that the Strata Manager's Report be received.
Strata Managers
Report NSW Fire has advised that the map of the building adjacent to the main water stop valve needs updating. Tony Moon to arrange Civil Fire to action.

MOTION 5: *Note* that:
Housekeeping
Report

- The cleaning has improved considerably. Kristal to be instructed to remove visible/reachable cobwebs throughout the common areas of the property.
- Subject to further review the committee approved a variation to the on-site hours for Kristal to ensure effective use is made of contracted time.

Details of the new hours to be posted on the main notice board. (Total hours on site remain unchanged).

- The “Firm” is to be requested to provide to the Committee a full report regarding the recent treadmill repairs.
- The sauna heater has failed due to corrosion. The details of the cost of replacing the existing unit to be obtained.
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MOTION 6:
Major Works
Report

Resolved to receive the Major Works Sub Committee Report March 2008 *Report as to the status of works of which have been approved, these being:*

- Raelo garage gates and Cage security access systems quotations. Bright & Duggan to issue Work Orders pertaining to each of the quotes (as per Ray Joy’s email, dated 10 March 2008). Implementation of the works will be coordinated by an implementation group chaired by Tony Moon.
- The Committee accepted the recommendation to proceed with the Premier Water Proofing quotation for the refurbishment of the tennis court including the repair and recoating of the surface of the tennis court (in green); repairs to the fencing and steelwork. The repairs will also rectify the water ponding which currently occurs in some areas of the court.
- The Committee ratified to the complete replacement of the entire Unit 97 balcony.

MOTION 7:
Parking Report

Resolved that the Parking report be received.

- R. Flannery and Tony moon are to investigate the cost, selection of required parking signs. Recommendations are to presented at the next Committee meeting
- Bright & Duggan to provide the cost of 30 parking access cards to Rosemary. Access cards are to be provided at cost to the Mater Hospital volunteers only who are authorized to use the visitor parking for the duration of their shift/visit at the Mater Hospital.
- An implementation group has been formed to coordinate the implementation of the new security access system to both upper and lower carparks.

MOTION 8:
Communications
Report

Resolved that the report be received.

- A proposal from a supplier of television cabling has been received. This proposal to be discussed by the Communications Sub Committee and with the Owners Corporation’s consulting architect.
- Updated Welcome Book tabled and approved. Bob Vernon to proceed with the printing of 300 copies.
- Details of North Sydney Council’s Resident Parking scheme to be placed on the PacificPark.org website.
- The Communications Sub Committee’s Bob Vernon is to consider options for the updating, management and development of the Pacific Park website.

MOTION 9:
General Business

Resolved to obtain a quotation for an OH&S inspection and report and to confirm that the preferred supplier’s report meets statutory requirements.

There being no further business the meeting closed at 8.20 PM.