

STRATA PLAN 47991
41 Rocklands Road, Wollstonecraft

MINUTES OF
EXECUTIVE COMMITTEE MEETING
Monday, 16 June 2008

M I N U T E S

Present: R. Flannery, R. Joy, B. McCosker, C. Murray, R. Vernon, A Loibl

Apologies: D. Walker, T. Moon,

Attending: B. Jaworski (Bright & Duggan Pty Ltd)

Chairman: Ray Joy chaired the meeting and opened proceedings at 6.05 pm.

MOTION 1: *Resolved* to adopt the minutes of the previous Executive Committee
Minutes meeting held 19 May 2008.

Matters arising:

MOTION 2: The financial statement was received. Colin Murray's report dated 16 June
Financial statement 2008 was tabled at the meeting (copy attached).

MOTION 3: Correspondence received from:
Correspondence

1. Unit 69 – seeking approval to replace the sliding balcony doors with double glazed doors and to install a pergola. Resolved to approve the proposal on the following conditions:
 - A. The new doors must match the existing colour scheme.
 - B. The owner acknowledges that from here on they are responsible to repair, maintain and replace the new doors and the pergola.
 - C. Prior to the pergola installation the owner must provide to the managing agent the colour scheme, engineering drawings and certificate that the pergola will be wind resistant.
2. Other correspondence is addressed in Motion 6 in the Major Works Sub-Committee report dated June 2008.

- MOTION 4:**
Strata Managers Report
- The Strata Manager's Report was received.
- MOTION 5:**
Housekeeping Report
- No sub-committee report was tabled. Quote from Kristal Property Services was tabled for the commercial vacuum/sweeping of the car park. Barbara McCosker to find out more details about the proposal and to report at the next meeting (copy attached). The OH&S Report from Solutions IE was tabled at the meeting (52 pages). The report will be available on the Pacific Park's web site. The Committee is currently considering implementation of the "To Do List" of the said report and the list will be actioned in due course.
- MOTION 6:**
Major Works Report
- Ray Joy's report dated June 2008 was tabled at the meeting (copy attached). The Sub-Committee tabled a fee proposal for minor works management from Premier Building Contractors (copy attached). **Resolved** to appoint Premier Building Contractors for a trial period on a month to month basis subject to clarification of the after hours fees and charges.
- MOTION 7:**
Parking Report
- The Parking report was received (copy attached). Resolved to instruct the managing agent to:
1. Advise the residents of unit 14 to remove their vehicle from the visitors' car spaces immediately.
 2. Prepare a Paper Vote to issue a notice to comply for breaches of the parking by-law on the occupants of Lot 153.
- MOTION 8:**
Communications Report
- Bob Vernon requested the Committee to recommend items for inclusion on Pacific Park's web site.
- MOTION 9:**
Common Property
- The following common property matters were discussed and resolved:
1. To move the gate from Mater Park closest to foyer 2 outwards of the alcove so that the door is aligned with the external wall of the property.
- MOTION 10:**
Lot 157 - Notice to Comply
- a) The owners corporation **determined** that **E M Atkin**, the occupier of **Lot 157**, has breached by-law 17, by not maintaining the courtyard of Lot 157, planting trees and keeping other plants that are visible from the outside of Lot 157, which are not in keeping with the rest of the building.
 - b) **Resolved** that a notice pursuant to section 45 of the Strata Schemes Management Act 1996 be served upon **E M Atkin** in respect of her breach of by-law 17, and that the common seal be affixed to the notice in the presence of Bright & Duggan Pty Ltd ACN 001 554 650, being a person authorised to attest the affixing of the seal.
 - c) **Resolved** that the managing agent be authorised and instructed to effect service of the notice upon **E M Atkin**.

MOTION 11:
Lot 162 Notice to
Comply

- a) The owners corporation *determined* that **Henry William Hadaway**, the occupier of **Lot 162**, has breached by-law 3, by storing personal belongings such as luggage both on the common property landing blocking access to the fire safety cabinet, which is also filled with luggage and other storage boxes.
- b) **Resolved** that a notice pursuant to section 45 of the Strata Schemes Management Act 1996 be served upon **Henry William Hadaway** in respect of her breach of by-law 3, and that the common seal be affixed to the notice in the presence of Bright & Duggan Pty Ltd ACN 001 554 650, being a person authorised to attest the affixing of the seal.
- c) **Resolved** that the managing agent be authorised and instructed to effect service of the notice upon **Henry William Hadaway**.

MOTION 12:
Lot 152 Notice to
Comply

- a) The owners corporation *determined* that Paul Malcolm, occupier of **Lot 152**, has breached by-law 1 by creating noise on the parcel emanating from a surround sound system at late in the evenings in such a way that the noise interferes with the peaceful enjoyment of the occupiers of other lots.
- b) **Resolved** that a notice pursuant to section 45 of the Strata Schemes Management Act 1996 be served upon **Paul Malcolm** in respect of her breach of by-law 1, and that the common seal be affixed to the notice in the presence of Bright & Duggan Pty Ltd ACN 001 554 650, being a person authorised to attest the affixing of the seal.
- c) **Resolved** that the managing agent be authorised and instructed to effect service of the notice upon **Paul Malcolm**.

There being no further business the meeting closed at 8.07 pm.