

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

**MINUTES OF
EXECUTIVE COMMITTEE MEETING
Monday, 20th October 2008**

MINUTES

Present: R. Flannery, C. Murray, T. Moon, R. Joy, R. Vernon,
Apologies: A Loibl, D Walker,
Attending: B.Jaworski (Bright & Duggan Pty Ltd), A. Joy
Chairman: Ray Joy chaired the meeting and opened proceedings at 6.00 pm.

MOTION 1: *Resolved* to adopt the minutes of the previous Executive Committee meeting held 22nd September 2008 and note apologies.
Minutes

Matters arising:

1. The managing agent to issue letter to unit 74 approving a dog application.
2. Unit 18's renovations are due for completion this week. The owner has deposited the contribution of \$59,649.64 to the owners corporation's funds today.
3. OH&S Report – there are few outstanding items to be completed.

MOTION 2: The financial statement was received. Treasurer's report dated **September 2008** was tabled at the meeting.
Financial statement

1. The managing agent to confirm if payment to Commander was made and if so how will we get reimbursement as the work was not completed.
2. *Resolved* that Lot 157 be sent letter of demand for the repayment of all outstanding levies advising failure to comply will result in legal action to recover the debt will be initiated
3. The managing agent to sent to the EC the aged debtors report instead of the arrears report.
4. Tax invoice for \$3,500 from J Mazuraki to be sent to the owners of Lot 18 for payment In relation to the Owners Corporation's supervision of the renovations to Unit 18.

MOTION 3: Correspondence received and responded to as per the correspondence sheet
Correspondence tabled at the meeting.

1. Unit 117 – the Committee suggests that the owner should address the noise issue directly with neighbours and/or could consider putting a polite note in the foyer asking the neighbours not to slam doors. One other foyer already has a similar signage placed by a resident to that effect.
2. Unit 98 – the Committee agreed to put new grass around the meter room station on Rocklands Road on the condition that the owner of Unit 98 assume responsibility to water the grassed area. T. Moon to advise the owner accordingly.

MOTION 4: The Strata Manager's Report was received. Kris will put the old treadmills
Strata Managers for Council's collection.
Report

MOTION 5: No sub-committee report was tabled. No matters requiring action were
Housekeeping raised at the meeting. Tony Moon carried out walk through inspection with
Report Kris Pruszynski. Kris continues to look after the building well.
Ray Joy, Tony Moon & David Walker will provide recommendations in
relation to current effectiveness of managing and coordinating building
repairs with Premier's & Kristal..

MOTION 6: The Major & Minor Works reports dated October 2008 were tabled at the
Major Works meeting (copy attached).
Report

1. Unit 69 - **resolved** to approve repairs for storm damaged pergola @ \$1,276.
2. Unit 119 – **resolved** to approve the repairs of the common property section of the pergola only to the approved specification. Before works can commence agreement will need to be reached with the owner as to the costs of removing existing waterproof material and whether the owner wishes to install approved waterproof material on the new pergola

MOTION 7: The Parking report was received.
Parking Report

1. Special by-law – resolved to authorise Stephen Goddard to prepare a special by-law @ \$1,200 for presentation to the AGM (08.12.08).
2. Access cards – resolved to charge \$50 for additional cards and \$100 for remote devices.
3. Ray Joy to circulate the security system quote to all members.

MOTION 8: 1. The Communications report was tabled.
Communications 2. Gym – the new rowing machine proved to be popular and used by
Report many residents. Resolved to purchase it outright @ \$2346. Agreed to rent a cross trainer on the basis to buy it out later on.

MOTION 9: General business:
Common Property

1. The managing agent to book an auditor for the end of the financial

year as resolved at the AGM.

MOTION 10:
Lot 88

- a) **Resolved** that the owners corporation determine that Amy Lian Imm Lim, occupier of lot 88, has breached by-law 10 by hanging washing on the balcony of the lot in a way that is visible from outside the lot, despite numerous owners corporation warnings.
- b) **Resolved** that a notice pursuant to section 45 of the Strata Schemes Management Act 1996 be served upon Amy Lian Imm Lim in respect of her breach of by-law 10, 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 Amy Lian Imm Lim

There being no further business for consideration the Chairman declared the meeting closed at 7.45 pm.