

MINUTES

*of the Executive Committee Meeting of SP 47991, 41 Rocklands Road, Wollstonecraft
held Monday, 20 September 2010*

Present: Arlaina Loibl, Peter Dickenson, Sue Boyd, Colin Murray,
Robert Vernon, David Walker, Chris Wykes.

Apologies: Ray Joy

Attending: Bart Jaworski (Bright & Duggan Pty Ltd),
Kris Pruszynski (Kristal Property Services)

Chairman: Arlaina Loibl opened proceedings at 6:00pm.

*Motion 1
Minutes* **Resolved** that the minutes of the previous executive committee meeting
held 16 August 2010 be adopted.

Matters arising:

1. Unit 161 – ventilation issued have been resolved. The timer
controlling the fan was repaired.
2. Terry Thompson – mechanical engineer has been engaged by the
Executive Committee to access the building's plans with North
Sydney Council and to carry out visual inspection of the
equipment on the roof. Thus far he has established that not all
fans appear to be fit for purpose. A detailed findings report is
pending.

*Motion 2
Building
Supervisors
Report*

Resolved that the building supervisors report was received, discussed
and actioned as required.

1. Unit 20 – intercom to be replaced as required.
2. Unit 61 – request for a letterbox security pad to be installed for
the carers' approved.
3. Unit 46 – ventilation noise issues –
4. Unit 15 – downpipe in the garage to be redirected.
5. Building Supervisor's hours on Saturday have been changed to
10:30am – 11:30am.

*Motion 3
Strata Mangers
report &
Correspondence*

The strata managers report was received and discussed. The Executive Committee approved the renewal of the gym equipment maintenance agreement with the Firm on the same terms and conditions as last year's contract.

*Motion 4
Committee
Reports*

1. Operations – received and discussed.
2. Works – received and discussed.
Communications Upgrade:
 - a. The project has been delayed by 10 days due to lack of available materials. All hallway fibres have been installed other than in foyer 10 level 5 and foyer 9 level 5 needs rework.
 - b. 19 units have not yet responded to the pre-installation survey requests.
 - c. Despite some slippage in the schedule the project remains forecast to complete on time and budget at end of October.

Façade Upgrade Works:

The proposed extent of works on the South Western side is currently being finalised by Jack Mazaraki. These works are proposed to commence in February 2011 after the Xmas/New Year Holiday period.

3. Community Services (Communications/Gym) – no report received.

*Motion 5
Common
property*

No matters arising. These were dealt with under Motions 2 and 3 above.

*Motion 6
Financial
Position*

The statement of financial position and performance was received and discussed.

There being no further business the meeting closed at: 6.35pm