

MINUTES

*of the Executive Committee Meeting of SP 47991, 41 Rocklands Road, Wollstonecraft
held Monday, 18 April 2011*

- Present:* A. Loibl, C. Murray, D. Walker, P. Dickeson, C. Wykes, S. Boyd,
- Apologies:* R. Joy, R. Vernon, T McKee
- Attending:* B Jaworski (Bright & Duggan Pty Ltd)
K Pruszynski (Kristal Property Services)
G & S Russell, A Cheung
- Chairman:* Arlaina Loibl chaired the meeting and opened proceedings at 6:00pm.

*Motion 1
Minutes* **Resolved** that the minutes of the previous executive committee meeting held 21 March 2011 be adopted with the following amendment:

Motion 4.2.e

Unit 101 – A report was received of an existing water leak in the bedroom *and the living room ceiling* possibly from the balcony deck above and water damage to the render from water ingress into the cavity wall. Repairs have been approved to be carried out by Premier waterproofing.

*Motion 2
Building
Supervisors
Report* The Building Supervisors report was received.

1. Rodent bait stations have been installed.

*Motion 3
Strata Managers
Report &
Correspondence* The Strata Managers report was received and discussed. The Executive Committee approved the following requests subject to the standard terms and conditions:

1. Email dated 18.4.11 was tabled from the owner of Unit 127 in regards to the exhaust fan system and water entry in areas adjacent to Garages 88, 115 and 118 – these matters will be investigated.
2. Smoking By-law to be drafted for the next AGM/EGM – pending.

*Motion 4
Committee
Reports*

1. Operations Report was received and discussed;
 - a. Lift Indicator panels to be replaced. The number to be yet determined.
 - b. Parking – a report was given on the recent car park Audit conducted.
 - c. Energy Audit – resolved to commence replacement of the common property light fittings with LED lights and not to approve the quote to carry out an energy audit.
2. Works Report was given:
 - a. Communications Upgrade – Unit numbers 13, 94, 137 and 149 have repeatedly failed to provide access for the works required. The managing agent to write to the owners of the above units for the last time.
 - b. Further investigation is being carried out on what type of ventilation is to be installed in the communication room – pending.
 - c. Façade Works – the works are ahead of schedule. The scaffolding will be dismantling towards mid May 2011.
 - d. Unit 160 – repairs completed.
 - e. Unit 101 – water leaks – the deck in Unit 88 above has been repaired. Further inspection of Unit 101 is required to determine the source of the leak affecting the living room.
3. Community Services –
 - a. Gym - C. Wykes tabled quotes to purchase new exercise bike and a cross trainer. Resolved to purchase new bike in this financial year only. The managing agent to check if the OC owns the rowing machine or whether it is still being leased.
 - b. Communications – Nothing to report.

*Motion 5
Common
property*

The following items in relation to the common property were discussed:

1. 5 x 240L Recycling Bins will be delivered by Council free of charge.

*Motion 6
Financial
Position*

The financial statements were tabled and received.

Other Business:

1. The Renovation Protocol Draft document – resolution pending.

There being no further business the meeting closed at: 7.45pm.