

## MINUTES

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*of the Executive Committee Meeting of SP 47991, 41 Rocklands Road, Wollstonecraft  
held Monday, 16 May 2011*

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

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*Motion 1  
Minutes* **Resolved** that the minutes of the previous executive committee meeting held 18 April 2011 be adopted with the following amendment:

Motion 4.1.c

Energy Audit – resolved to commence replacement of the common property light fittings with *T8-T5 fluoro lights* and not to approve the quote to carry out an energy audit.

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

1. Kris to confirm if Civil Fire Design replaced the smoke detectors in the garage area with thermal detectors to prevent the alarm triggering due to car exhausts.
2. Kris to provide another copy of the operations manual to the Committee.
3. Kris to issue notices to the offending occupants for hanging washing on their balconies (By-law 10) and

*Motion 3  
Strata Managers  
Report &  
Correspondence* The Strata Managers report was received and discussed.

1. Copy of the relevant sections of the Act to repair and maintain the building was tabled.
2. Bart to follow up Leary & Partners to prepare an update of the sinking fund forecast and to email a copy of the 1999 document to the Committee.

*continued*

3. Bart to send a reminder letter to all occupants not to hang washing on the balconies (By-law 10).
4. Bart wrote to the owners of Units 13, 94, 137 and 149 as a final request to provide access for completion of the communications upgrade project with no avail again.
5. Bart to email a copy of the strata roll to all Committee Members for the security audit purposes.

*Motion 4  
Committee  
Reports*

1. Operations Report was received and discussed;
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.
  - b. Façade Works – the works are completed and the scaffolding has been removed from site. are ahead of schedule. The scaffolding will be dismantling towards mid May 2011.
  - c. Unit 101 – water leaks – repairs completed.
3. Community Services –
  - a. Gym - new exercise bike has been purchased. The owners corporation own the rowing machine, which was purchased in 2008.
  - b. Communications – Nothing to report.

*Motion 5  
Common  
property*

No matters arising.

*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 6.55pm.*