

MINUTES

*of the Executive Committee Meeting of SP 47991, 41 Rocklands Road, Wollstonecraft
held Monday, 20 June 2011*

- Present:* C. Murray, D. Walker, P. Dickeson, C. Wykes, S. Boyd, R. Joy, R. Vernon,
T. Mackie
- Apologies:* A. Loibl,
- Attending:* B Jaworski (Bright & Duggan Pty Ltd), K Pruszynski (Kristal Property
Services).
- Chairman:* Ray Joy chaired the meeting and opened proceedings at 6:05pm.

*Motion 1
Minutes* **Resolved** that the minutes of the previous executive committee meeting held 16
May 2011 be adopted with the following amendment:

Motion 4.2.c – Unit 101 – the reported leak to the living room ceiling needs to
be investigated.

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

1. All ventilation fans for the laundries and bathrooms that were reported
as being faulty are now operational. Resolved to accept Terry
Thompson's recommendations to reduce the size of one of the fans in
Foyer10 to reduce cold air ingress to units.
2. Civil Fire Design to provide recommendations for any necessary
upgrade of the essential fire services.
3. Kris to provide another copy of the operations manual to the
Committee members.
4. Unit 154 – Telephone line issue - Kris to organise Positive Electrical to
investigate and recommend solution.

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

1. Leary & Partners are preparing the final draft of the updated sinking
fund forecast, which will be distributed to all Committee Members .
2. Bart to send copies of the monthly inspection reports from Civil Fire

Design to the Committee.

3. Unit 134 – request for an air conditioning unit has been approved subject to the building supervisor’s site inspection and confirmation of the exact location of the condenser unit. Once all requirements are met the managing agent will then issue the standard approval letter to the owners of Unit 134
4. Unit 46 – Request for tree pruning has been actioned. Request for the Owner Corporation to install privacy screen for this unit discussed with the EC resolving that this would not be possible. Bright & Duggan to review prior minutes on this matter and report back to EC.

*Motion 4
Committee
Reports*

1. Operations Report was received and discussed;
 - a. Kris to look after the tennis court booking sheet.
 - b. Gardens –mulching and trimming of some trees has been scheduled.
2. Works Report was received and discussed.
3. Community Services –
 - a. Gym – the new fan installed in the gym area is causing some vibration to floor of the unit directly above. It has been temporarily turned off and anti-vibration mounts will be installed and fan recommissioned
 - b. Quotes for a new treadmill to be obtained.
 - c. Communications – Nothing to report.

*Motion 5
Common
property*

No matters arising.

*Motion 6
Financial
Position*

The financial statements were tabled and received.

There being no further business the meeting closed at 7.20pm.