

MINUTES

*of the Executive Committee Meeting of SP 47991, 41 Rocklands Road, Wollstonecraft
held Monday, 15 August 2011*

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

Motion/ Minutes **Resolved** that the minutes of the previous executive committee meeting held 18 July 2011 be adopted.

Matters arising:

Motion 1 –

Motion 2

2. Civil Fire Design report – yet to be received.
3. Kris to provide another copy of the operations manual to the Committee members and to carry out training on site. Kris to organise dates.
4. Unit 154 – telephone line issue – yet to be fixed.

Motion 3 –

1. Leary & Partners are yet to finalise the update sinking fund forecast. Meeting to be organised with Don Harrison and the Committee Members in August 2011.

Motion 4 –

1. Operations – KSS to be requested to turn off the lights in the swimming pool area at **9.30pm**.
2. Community Services –
 - a. Gym – the new fan has been recommissioned with new anti-vibrations mounts. This has not been successful. The fan will

now be swapped with the smaller one in the gym..

- b. Quotes for new treadmill – tabled at the meeting. **Resolved** to purchase additional treadmill,(Precor TC946i) which is within this year’s budget.

*Motion 2
Building
Supervisors
Report*

The Building Supervisors report was received and discussed.

*Motion 3
Strata Managers
Report &
Correspondence*

The Strata Managers report was received and discussed.

1. Rats – the managing agent to check with the Pest Control company the recommended frequency to top up the rats baits. Check with Mater Hospital if there is a programme in place to control the rats.
2. Unit 16 – request to replace the roofing material and guttering over the pergola – check with Ray Joy. Request to change the colour of the exhaust stack rendering – declined as the common property must be uniform in appearance.
3. Unit 152 – request for internal renovations. Waiting for the owners’ sketches and further information.
4. Unit 139 – request for kitchen renovations. Waiting for the owner’s sketch and further information.

*Motion 4
Committee
Reports*

1. Operations Report was received and discussed;
2. Works Report - no report received this month.
3. Community Services –
 - a. Communications – nothing new to report other than actioned emails.
 - b. Gym – resolved to purchase new treadmill (Precor TC946i) as per the quotes tabled at the meeting subject to final price check.

*Motion 5
Common
property*

No matters arising other than reported in Strata Manager’s report.

*Motion 6
Financial
Position*

The financial statements were tabled and received.

Vote of Thanks

Vote of the Thanks was extended by Ray Joy at the beginning of the meeting by telephone and then by the Executive Committee at the end of the meeting to Mr Colin Murray as the longest serving Committee Member.

There being no further business the meeting closed at 6.50pm.