

MINUTES

*of the Executive Committee Meeting of SP 47991, 41 Rocklands Road, Wollstonecraft
held Monday, 17 October 2011*

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

*Motion 1
Minutes* **Resolved** that the minutes of the previous executive committee meeting held 15 August 2011 be adopted.

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

1. Civil Fire Design – carried out inspection of all essential fire services in August. Minor repairs are being carried out.
2. Ventilation fans – the Committee authorised replacement of the roof fans servicing Units 16, 44 and 162.
3. New treadmill delivered.

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

1. Rats – letter received from Mater Hospital confirming their rat baits programme.
2. Unit 157 – approval given for an outdoor pergola on the condition that it is not bolted to the ground.
3. Units 6, 14 & 20 – approvals given for the air conditioners installations at the owners' cost.
4. Unit 12 – approval given for a floating floor installation subject to the standard terms and conditions.
5. The managing agent to write to the previous Committee Members to request handover of the Owners Corporation's files.

*Motion 4
Committee
Reports*

No reports received as at this point there are no sub-committees within the Committee. Resolved to request Jack Mazaraki for a fee proposal to prepare specifications for further repairs to the façade.

*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. The Sinking Fund report prepared by Leary and Partners was tabled. Chris Wykes made the following comments:

1. On the basis of the report the sinking fund was significantly underfunded and levies will need to be increased, particularly to complete the facade and address tiling issues on the roof and courtyard
2. The report shows what is needed to be done but the costs are only estimates and appear high.

*Motion 7
Chairman &
Secretary*

Ray Joy's and Arlaina Loibl's resignations were received. The Committee resolved to appoint Chris Wykes as the Chairman & Treasurer, and Bob Vernon as the Secretary until the new Committee election. The Committee would like to extend their vote of thanks to Ray Joy & Arlaina Loibl for their services.

The Annual General Meeting will be held in the Fuller Hall at Crows Nest Centre on 7 December 2011 at 6.00pm.

There being no further business the meeting closed at 7.30pm.