

MINUTES

*of the Executive Committee Meeting of SP 47991, 41 Rocklands Rd, Wollstonecraft
held Monday, 13 August 2012*

- Present:* Chris Wykes, Tony Moon, Trent Mackie, Sue Boyd,
- Attending:* Bart Jaworski (Bright & Duggan Pty Ltd)
Kris Pruszynski (Kristal Property Services)
- Apologies:* Michael Morris
- Chairman:* Chris Wykes chaired the meeting and opened proceedings at 6:05pm.
- Motion 1
Minutes* **Resolved** that the minutes of the previous executive committee meeting held 2 July 2012 be adopted.
- Motion 2
Financial
Position* The statement of financial position and performance was received. Both loans from Macquarie Bank have now been received. **Resolved** to begin bankruptcy proceedings against two Unit owners to recover outstanding levies.
- Motion 3
Building
Supervisor
Report* The building supervisors report was received and discussed.
1. Ventilation –
 - Units 122 & 138 – ventilation repaired.
 - Foyer 10 – Unit 162 – fan replaced under the warranty.
 - Unit 141 – replacement fan has been ordered.
 2. Painting – new contractor (Elninio) commenced interior painting.
 3. Swimming Pool –
 - New pool heater has been ordered.
 - New Pool chlorinator will be installed with the heater.
 - Bench placed in the pool area to be replaced as it does not ‘fit with the design.
 - Anti-slip treatment works satisfactory.
 4. CCTV equipment has been installed and working well.
 5. KSS Security – two new proposals will be emailed by the end of this week: A. Only one patrol 7 days per week; B. Mon - Thu one patrol, Fri – Sun three patrols per night.
 6. Higgins –
 - Damage to the garden done by scaffolding.

- Units 87 and 88 internal damage to the kitchen tiles.
- 7. Lighting upgrade – site visit with John Ghetto of Brightlights Solutions and Boris Samigroski of Alland Group
- 8. Top floor units with balcony decks – storage of heavy items survey – none which could affect the waterproofing membrane.
- 9. Foxtel – each unit has been cabled to receive the full range of Foxtel’s programming. Pacific Park has a TDT system which takes the Foxtel satellite signals and converts them to the frequencies used in our cable network. The main issue would seem to be with the installer trying to install a satellite set top box rather than a cable box. In this case they will get no signal and tell the residents to contact the building manager to have the system upgraded. Foxtel has confirmed that all addressed at 41 Rocklands Rd are tagged as TDT.
- 10. Common areas repairs – water ingress –
 - Unit 162 – completed.
 - Unit 71 – Pymble roofing at attend to the repairs using the existing scaffold.
 - Unit 138 – inspected by Core – update.
 - Unit 47 – dampness inspected by Core – update.
 - Unit 22 – flashing defected inspected by Core – update.
 - Unit 68 – leak – inspected by Core – update.
 - Unit 140 – inspected by Core – update.
 - Unit 100 – ceiling – water damaged to be fixed.

Other :-

- a. Foyer 7 tiles to be done.
- b. Pergolas – the builder Beau to attend to the painting of the pergola under warranty. Kris to contact Jack Mazaraki who was engaged at the time to oversee the project.
- c. Electrical circuit breaker for foyer 1 to be replaced.
- d. Fence behind foyer 10 to be repaired.
- e. Ongoing minor repairs – balcony door, rubber seals, locks etc are being attended to on regular basis.
- f. Child proof locks to be installed in all foyer windows. The windows not to open more than 10cm. Kris to attend.

Motion 4
*Strata Managers
Report &
Correspondence*

The strata managers report & correspondence was received and discussed.

1. **Resolved** to approve the internal kitchen and flooring installation in Unit 29 subject to standard terms and conditions.

Motion 5
*Common
property*

The conditions and use of common property be discussed and resolved the following:

1. Unit 162 tiling issue – completed.
2. Roof Fans – completed. See Motion 3. 1 above.
3. Signage -pool/gym – quote – Emma Howard to provide quotes.
4. Roof top communications regarding spas and heavy objects – completed. See 3.8 above.

5. Units with damp problems – have been inspected. Kris to follow up Core for their written report and recommendations.
6. KSS Security Patrols – new proposal being sought.
7. Executive Committee training – to be finalised with few members.
8. CCTV training update completed by Tony Moon and Bob Vernon.
9. Roof Fans – Foyer 10 and Unit 122 – completed.
10. Building Lights – see 3.7 above.

Motion 6
Remedial repairs

Higgins – Stages 3, 4 and 5 have been completed. Stage 6 commenced earlier than the planned start date. All works will be most likely completed by November 2012. The Committee approved painting of the green wooden structures placed on the roof of the building (NE corner).

Motion 7
*Sinking Fund
Forecast*

The sinking fund forecast for 2011-2012 was reviewed and expenditure is on track in accordance with the budgeted amounts as presented to the Annual General Meeting.

Next meeting – Monday, 10th September 2012

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