



## MINUTES

*of the Executive Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,  
Wollstonecraft  
held Monday, 3 March 2014*

- Present:** Chris Wykes, Trent Mackie, Emma Howard, Michael Morris, David Russell, Jade Astbury, Guy Williams, Clive Mackay, Bob Vernon
- Attending:** Tony Moon, Steve Miller, David Cook, Bart Jaworski (Bright & Duggan Pty Ltd)
- Chairman:** Chris Wykes opened proceedings at 6:00pm.

**Motion 1 Minutes** **Resolved** that the minutes of the previous executive committee meeting held 20 January 2014 be adopted.

1. Unit 98 – wall repairs between Unit 98 and the sub-station were attended to. There is a new leak from the balcony above.

**Motion 2 Financial Position** **Resolved** to receive the statement of financial position and statement of financial performance for the period ended 31 December 2013.

1. Loan repayments – the managing agent to check the interest and loan repayments to date.
2. Lifts – payments to OTIS have been withheld due to the current non performance issues.
3. Insurance premiums are due in April. The policy renewal is being tendered via two independent brokers.

**Motion 3 Building Supervisors Report** The building supervisors report was received and discussed at the meeting. Copy attached.

1. Unit repairs
  - a. Waiting for commencement of repairs in Units 21, 43, 69, 71, 87, 153 and 155 by Everest Contracting.
  - b. Pending advice from CORE or inspection – Units 15, 118, 121, 157.
  - c. Unit 155's leaking balcony was re-inspected. An agreement was made with the owner to extend the repair area to 44m<sup>2</sup>. Owner to select the tiles. Samples were provided by Everest.

2. Outstanding / new items:

*Motion 3  
Building  
Supervisors  
Report  
(Continued)*

- a. Unit 161 exhaust fan repairs – completed but not satisfactory. There isn't sufficient air flow. Agreed to install an internal extractor fan to improve the ventilation as a temporary measure.
  - b. New glass front door – sleeve / strip to be installed to close the gap.
  - c. New vent at the front of the property – resolved not to accept the quote to change the colour. No further action required.
  - d. Unit 21 – sewer line to be checked.
  - e. Kris to be reimbursed for door installation on the storage room in the building.
3. Security Fobs / ikeys – NEW RULES and Charges – resolved that the following cost will apply to all security fobs and ikeys:
    - a. Refundable deposit for security fobs and ikeys - \$100 (cannot be damaged when returned)
    - b. Replacement of damaged card - \$50 cost (non-refundable)
    - c. Lost device - \$50 fee for reactivation (non-refundable)

*Motion 4  
Strata Managers  
Report and  
Correspondence*

The strata managers report and correspondence was received and discussed:

1. Unit 89 – air-conditioning installation approved subject to standard terms and conditions.
2. Unit 69 – privacy screen – the application was re-submitted for approval – the Committee resolved not to approve the additional privacy screen outside of the balcony of Unit 69.
3. Unit 97 – owner advised that there are number of cracked and lifting tiles on the balcony. The entire deck was replaced by Premier Waterproofing in May 2009. The managing agent to make a warranty claims on the repairs.
4. OTIS –letter to OTIS sent regarding their contractual obligations and dissatisfaction with their poor service.
5. Mater Hospital – to request tree trimming to the roof line.
6. Roller door – key from All Gate received and provided to Tony Moon.
7. Security system – resolved to accept the quote from Cage Security No. 1946Bd for new security system control panel, software, card reader and a computer.
8. Pumps – resolved to accept the quote from Primer Water No. 14052 to supply and install pressure system pump control and pump. The contractor to provide preventive maintenance agreement.

*Motion 5  
Common  
property*

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

1. Bob Vernon was elected to fill the vacant position on the Committee.
2. Next meeting - 14 April.

There being no further business the meeting closed at 8.10pm.