

## MINUTES

*of the Executive Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,  
Wollstonecraft  
held Monday, 29 September 2014*

- Present:** Chris Wykes, Michael Morris, Clive Mackay, Bob Vernon, David Russell, Emma Howard, Jade Astbury
- Apologies:** Kris Pruszynski (Kristal Property Services)
- Attending:** Bart Jaworski (Bright & Duggan Pty Ltd), Tony Moon
- Chairman:** Chris Wykes opened proceedings at 6:00pm.
- Motion 1 Minutes** **Resolved** that the minutes of the previous executive committee meeting held 18 August 2014 be adopted with the following amendment:
1. Motion 4: Unit 69 – to repair (not remove) the air-conditioning system on the common property roof above Unit 70.
- Motion 2 Financial Position** **Resolved** to receive the statement of financial position and statement of financial performance for the period ended 31 August 2014.
1. Levies in arrears – the managing agent to proceed with all outstanding levies recovery.
  2. The managing received the redraw advice from Finlease in regard to the current Macquarie Loan. The Owners Corporation may withdraw funds if required for other capital works (lifts).
  3. The loan amount on the balance sheet to be adjusted in line with the recent loan statement dated 10/09/14.
- Motion 3 Building Supervisors Report** The building supervisors report was received and discussed at the meeting (copy attached).
1. Updated works record from Core Project Consulting was discussed at the meeting.
  2. Intercom replacements quote – Unitcom – received. The price is close to the amounts in the sinking fund forecast. Replacement of the system not necessary at this point. Kris to ask Unitcom to provide a quote to connect the intercom to the fibre optics in the building.
  3. Security audit completed.
  4. Swimming Pool resolved to accept the quote to replace 3 filters.
  5. Treadmill repairs to be followed up.
- The building supervisor must provide his reports to the Executive Committee few days before the meeting.

*Motion 4  
Strata Managers  
Report and  
Correspondence*

The strata managers report and correspondence was received and discussed:

- a. Unit 126 – bathroom renovations and en-suite. Approved subject to the standard terms and conditions.
- b. Unit 122– kitchen renovations approved at the owner’s cost subject to the standard terms and conditions.
- c. Unit 71 – owner requested permission to install additional slats on the pergolas the terrace of Unit 71. Owner to provide more detailed specifications including colour of the proposed slats, wind resistance certificate etc.
- d. Unit 100 – the managing agent to serve a notice to Comply on the owner for parking her son’s car in the visitors car spaces.
- e. The managing agent to write to Cervas to report to the building supervisor prior to the site attendance. If no contact is made with Kris their invoices will not be paid.

*Motion 5  
Common  
property*

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

1. Fibre optics – Clive Mackay and Bob Vernon to prepare a survey to seek the residents’ interest to use fast speed internet. Clive to contact Pipe Networks to provide new proposal.
2. Lighting upgrade – Clive Mackay presented the lights upgrade recommendation at the meeting. Resolved to start the upgrade with the lights in the fire stairs once Clive provides the costing to the Committee.
3. Lifts – David Russell’s report was discussed and tabled at the meeting. **Resolved** to commission JCA Lift Consultant to finalise the technical specifications to replace and to upgrade all lifts and to seek tenders for the works. Colin to prepare a preventive maintenance agreement as well.
4. Next meeting - Annual General Meeting Tuesday, 09 December 2014.

There being no further business the meeting closed at 7.15pm.