

MINUTES

*of the Executive Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Monday, 18 January 2016*

Present: David Russell, Bob Vernon, Clive Mackay, Michael Morris, Amy Lim,
Tuan Truong

Apologies: Trent Mackie, Ian Stewart, Tony Moon

Attending: Peter Dickeson, Chad Campbell, Bart Jaworski (Bright & Duggan Pty
Ltd), Kris Pruszynski & Michael Kopczynski (Kristal Property Services)

Chairman: David Russell chaired the meeting and opened proceedings at 6:00pm.

*Motion 1
Minutes* **Resolved** that the minutes of the previous executive committee meetings
held on 2 November 2015 and 7 December 2015 be adopted.

*Motion 2
Financial
Position* **Resolved** to receive the statement of financial position and statement of
financial performance for the period ended 31 December 2015.

*Motion 3
Building
Supervisors
Reports*

1. The building supervisors report was received, discussed and dealt with as required.
2. Unit 89 garage - Richard Langham Plumbing cleaned out all the drainage at the rear of the garage, inspected and checked storm water lines and confirmed all to be clear and working. They carried out a repair to the storm water drain on the far right garage as a joint was leaking. Tuan is satisfied with the repairs to date and is able to use the garage. Some small holes in pipes are yet to be repaired by the plumber. Kris is to ask CORE whether it recommends installing a gutter along this rear wall.
3. Kris is meeting the engineer Darren Hansen (CORE) on Thursday, 21 January 2016 to discuss the ongoing water ingress issues and repairs in the building. The Committee has instructed Kris to request Darren to provide a master spreadsheet showing

powered by



all works completed to date, works currently being carried out and works already inspected but yet to be completed.

4. Kris to obtain a quote from Richard Langham Plumbing Pty Ltd for cold water isolation valves for each riser. The isolation valves will enable shutting off water in the event of a burst pipe in a particular foyer. There is presently only one main valve for the building and individual cold water valves in the units.

*Motion 4
Strata Managers
Report and
Correspondence*

The strata managers report and correspondence was received, discussed and dealt with as required:

1. Unit 102 – renovations – the Committee formally noted the approval via email on 9 December 2015. The works were conditionally approved at the previous meeting held on 2 November 2015.
2. Unit 102 – request to house two small dogs was approved. The managing agent to issue the approval letter subject to standard terms and conditions.
3. Unit 21 renovations were discussed. Clive to lodge formal request for the Committee's consideration.
4. Unit 112 – request to move the gas top – formal application required. Owners to submit.
5. Unit 139 – request to keep a cat approved. The managing agent to issue the approval letter subject to standards terms and conditions.
6. Unit 158 - request for building works – formal application is required. Owner to submit.

*Motion 5
Common
Property*

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

1. Acceptance of the quote from PT Painting Pty Ltd dated 2 November 2015 for painting of all pergolas in the buildings. This company has already painted six pergolas to date. The works appear satisfactory. Kris to inspect all remaining pergolas and to appoint a carpenter to ensure that all rotten timber is replaced prior to painting. There are 34 pergolas in total in the building.
2. Bells Access quote to replace the replace the intercom – Clive updated the Committee. Resolved to instruct Kris to request Bells Access to provide a revised quote to replace the crimp connectors with Krone frames. The revised quote to be discussed at the next meeting.
3. TPG – resolved to accept the revised installation plans from TPG dated 10 December 2015 including electricity consumption compensation (\$1 per day).
4. New Condition to the Standard Approval for all future renovations has been approved by the Committee. Background – Richard Langham Plumbing, the OC's preferred plumber, advised that it is regularly called out to blocked sewerage stacks

after renovations have been carried out. Whoever has done the demolition has allowed debris from demolished toilets or tiles to be thrown down the pipes, which leads to blockages.

New Condition for all Approvals:

‘ All plumbing fixtures will only be removed or demolished by a licensed plumber and all drainage lines will be capped by a licensed plumber prior to any demolition works in wet areas including bathrooms, laundries and kitchens.’

Meetings Dates

The proposed dates for the Committee Meetings are as follows:

29 February 2016

11 April 2016

23 May 2016

4 July 2016

15 August 2016

26 September 2016

7 November 2016

The Annual General Meeting will be held on Monday, 5 December 2016.

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