

MINUTES

*of the Executive Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd, Wollstonecraft
held Monday, 29 February 2016*

Present: David Russell, Bob Vernon, Amy Lim, Trent Mackie, Ian Stewart, Tony Moon

Apologies: Michael Morris, Tuan Truong

Attending: Bart Jaworski (Bright & Duggan Pty Ltd), Kris Pruszynski & Michael Kopczyński (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 18 January 2016 be adopted.

*Motion 2
Financial
Position* **Resolved** to receive the statement of financial position and statement of financial performance for the period ended 31 January 2016.

*Motion 3
Building
Supervisors
Reports*

1. The building supervisors report was received, discussed and dealt with as required.
2. Report on meeting between building supervisor and Darren Hansen (Core) on 21 January 2016 and master spreadsheet of ongoing building issues was received.
3. New water ingress issues have been reported by the owners of Units 62, 111, 122 and 139. Kris to instruct CORE to inspect and report on the problems.

*Motion 4
Strata Managers
Report and
Correspondence*

The strata managers report and correspondence were received, discussed and actioned as required:

1. Unit 110 - flooring with Regupol underlay was approved in between the meetings subject to standard terms and conditions as well as bond.
2. Unit 158 - replacement of carpet was approved in between the meetings subject to standard terms and conditions.

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3. Unit 112 – kitchen renovations were approved subject to standard terms and conditions and bond.

*Motion 5
Common
Property*

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

1. Lighting upgrade – update and approval for variation for additional lights in the service and electrical rooms.
2. Quote for intercom upgrade from Bells Access No 6077 dated 18 December 2015 was approved subject to suitable terms of the works agreement, including 10 door stations to provide door stations independence.
3. Two quotes by Richard Langham Plumber to replace existing plastic drain grills with commercial grade suitable for the area and use in garbage rooms, and to install system of catchment trays and discharge pipes to collect leaks of salt through crack in the slab inside garage 118 were approved.
4. Consideration of window locks legislation and legal advice from Grace Lawyers. Resolved that Kris and Michael would undertake an audit of all windows to determine the number and type of devices required to be installed. Access should be coordinated at the same time as the intercom installation.
5. Complaint made by Unit 150 about smoking and breach of Special By-Law 11. Matter resolved as the occupant of Unit 151 has now moved out.
6. Water leak in Unit 121 – please see Motion 3 above.
7. TPG FTTB works completed

Next Meeting

Next meeting will be held on Monday, 11 April 2016.

All reports or renovation requests must be submitted to the managing agent no later than 3pm on Friday before the meeting.

There being no further business the meeting closed at 7.00pm.