

MINUTES

*of the Executive Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Monday, 11 April 2016*

- Present:* David Russell, Bob Vernon, Clive Mackay, Tony Moon, Michael Morris, Ian Stewart, Tuan Truong, Amy Lim
- Attending:* Chad Campbell, Bart Jaworski (Bright & Duggan Pty Ltd), Michael Kopczynski (Kristal Property Services Pty Ltd)
- Apologies:* Trent Mackie, Kris Pruszynski (Kristal Property Services Pty Ltd)
- Chairman:* David Russell chaired the meeting and opened proceedings at 6:00pm.

*Motion 1
Minutes* **Resolved** that the minutes of the previous executive committee meeting held 29 February 2016 be adopted subject to following amendments:

Motion 5.3 amended to refer to Garage 119 not Garage 118.
Motion 5.5 amended to read –“Complaint made by Unit 151 about smoking and breach of Special By-Law 11. Matter resolved as the occupant of Unit 150 has moved out.”.

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

*Motion 3
Building
Supervisors
Report*

1. The building supervisor’s report was received, discussed and dealt with as required.
2. Updated spreadsheet of all works received.
3. Units 62, 111, 122 and 139 new water ingress issues – pending advice from Core.
4. Everest commenced water ingress repairs and resulting damage in Units 68, 69, 98 (garage), 138, 140, 141, 146, 147, 148, Foyer 5 – under pavers drainage and rooftop ventilation shaft. The works are due for completion in 45 days.

*Motion 4
Strata Managers
Report and
Correspondence*

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

1. Unit 20 – complaint about cigarette butts being dropped into their garden from a unit above – resolved to issue a general advice to all residents requesting that no cigarette butts and other objects be disposed over the balconies.
2. Unit 37 – complaint about cigarette smoke entering lot – resolved to issue a general reminder to all residents of the Special By-Law which prohibits cigarette smoke drifting to other units.
3. Unit 120 – complaint about barking dog – the owner is currently addressing this matter.
4. Unit 140 - request for renovations – in principle the Executive Committee resolved to approve the works subjects to the standard terms and conditions with the exception of widening of the kitchen window facing the balcony. The Committee is not authorised to approve changes to common property by provisions of section 65A. Owner is required to prepare a special by-law for approval at a general meeting.
5. Insurance renewal for the building – confirmation that the policy was renewed with Longitude. The managing agent sought 5 quotes prior to renewal of the insurance.
6. Unit 76 permission to house a dog – approved subject to standard terms and conditions.
7. Invoice approval system – resolved to appoint Michael Morris as the substitute approval person for all invoices to assist the Treasurer.

*Motion 5
Common
Property*

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

1. Lighting upgrade in all common areas – completed.
2. Intercom contract from Bells Access –received and to be executed as amended. The building manager will co-ordinate access to all units and will conduct the windows lock audit at the same time. Notices to be issued to the residents in due course.
3. Discussion to prepare Special By-law re: short term leases – the managing agent to forward a draft Special By-law prohibiting short term leasing to the Executive Committee for review.
4. Progress of water ingress repairs with CORE and Everest – discussed in Motion 3.3 and 3.4 above.

Next Meeting

Next meeting will be held on Monday, 23 May 2016 at 6pm.

ALL REPORTS OR RENOVATION REQUESTS MUST BE SUBMITTED TO THE MANAGING AGENT NO LATER THAN 3PM

ON FRIDAY 20 May 2016

There being no further business the meeting closed at 6.55pm.