

MINUTES

*of the Executive Committee Meeting of SP 47991,
Pacific Park, 41 Rocklands Rd, Wollstonecraft
held Monday 23 May 2016 at offices of Bright & Duggan*

Present: David Russell, Bob Vernon, Trent Mackie, Ian Stewart, Tuan Truong, Michael Morris

Apologies: Tony Moon, Amy Lim

Attending: David Cook (unit 157), Aaron Edmonds (Bright & Duggan Pty Ltd), Kris Pruszyński (Kristal Property Services)

Chairman: David Russell chaired the meeting and opened proceedings at 6:05pm.

Motion 1 **Resolved** that the minutes of the previous executive committee meeting held on 11 April 2016 be adopted.

Minutes

Motion 2 **Resolved** to receive the statement of financial position and performance for the period ended 30 April 2016.

Financial Position

Motion 3
Building Supervisors Reports

The building supervisor's report was received and discussed.

1. The building manager has employed two employees for 3 hours each (6 hours in total per day) to improve the garbage room clearance and cleaning.
2. Correct garbage disposal instructions are to be provided by Building Manager on a laminated notice and placed in garbage room. Additionally a notice is to be provided to all residents to assist in understanding the procedure as large refuse items are still creating an issue.
3. Verbal report on progress of contract with Everest re water ingress repairs: Units 68, 69, 98 (garage), 138, 140, 141, 146, 147, 148, Foyer 5.
4. Verbal report on additional water ingress issues with Units

- 16,62, 71, 111, 122, 139. Core to inspect all, report and provide quotes for repair.
5. Unit 62 is a triangular enclosed balcony that has water ingress from the ceiling due to a sprinkler within a bulkhead. Core have advised sealant is destroyed and allowing water ingress.
 6. Core to inspect unit 16 ceiling on 26 May 2016 to measure moisture. Plumber to attend again unit 18 to test leak in vicinity of balcony drain.
 7. CCTV footage requested by Erin Chong (Bright & Duggan) for insurance purposes has been overwritten and is no longer available.
 8. Lift #1 had problem with lift doors opening and closing slowly. Thyssen Krupp attended and rectified problem with worn tracks.

*Motion 4
Strata Managers
Report and
Correspondence*

Resolved that the strata managers report and correspondence were received, discussed and actioned as required:

1. Unit 140- noted that since last ECM, the EC dealt by email with the execution of the DA for North Sydney Council.
2. Notice re breach of By-Law to be sent by Bright & Duggan to offending unit regarding the smoking complaints made re unit in Foyer 2.
3. A new smoking complaint has been made re unit in Foyer 4. Notice re breach of By-Law to be sent by Bright & Duggan.
4. Core has requested a change from a 'do and charge' basis, to a 'flat fee' agreement for current works. EC decided to decline request as works have already started on a 'do and charge' and should be completed on agreed basis.
5. The EC will consider any future proposal for a flat percentage fee when it arises.
6. The EC has requested clarification and guidance from Strata Manager Bart Jaworski as to whether the 8% proposed is a normal market figure.
7. Further, the proposed Clause 18 – Limitation of Liability will not be acceptable.
8. Bells Access contract for proposed new intercom system has been signed and first instalment paid. Installation to commence on 20 June 2016. The intercom system will not be operational for at least 6 business days,
9. Building Manager to circulate Bells notice of works to residents in next week, within another written reminder 7 days before commencement of works.
10. EC accepted the Costs Agreement & Disclosure from Grace Lawyers to draft and register a By-Law prohibiting short term leasing of units.

*Motion 5
Common
Property*

The condition and use of the common property were discussed and **resolved** as follows:

1. Revised quote to be sought from Hayward Landscapes to fill in gap in azaleas in garden below tennis court.
2. Strata Manager Bart Jaworski and David Russell to discuss the form of a suitable letter to be sent to owners and tenants who will be affected by work to be done to common property, particularly balconies.
3. Notice to include the following:
 - Scope of works.
 - Proposed start date.
 - Responsibility of owner/tenant to remove personal items such as pots and garden furniture from balconies prior to commencement of work.
 - Date for removal of items.
 - Advice about liasing with Building Manager to ensure work can commence on time.
4. MDU Systems has provided a quote for hardware to add new Foxtel HD channels. Approved subject to satisfaction that the upgrade will allow for additional HD channels in the future (Since confirmed by Geoff Berry).

*Motion 6
General Business*

The following general business were discussed and **resolved** the following:

1. Consideration be given to hold a community BBQ for all residents and owners around the time of the AGM so residents can meet EC representatives.
2. Unit 157 has discovered tree roots under their pavers. The Owner pulled up pavers and cut exposed tree roots. Building Manager to arrange for Darren from Core to inspect on 26 May 2016 and provide advice.
3. It has been noted that black spot has developed at the deep end of the pool. An acid wash did not remove the mark and another opinion is to be obtained by Kris.

Next Meeting

Next meeting will be held on 4 July 2016.

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