



MINUTES

*of the Executive Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd, Wollstonecraft
held Monday, 4 July 2016*

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

*Motion 1
Minutes* **Resolved** that the minutes of the previous executive committee meeting held 23 May 2016 be adopted.

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

*Motion 3
Building
Supervisor's
Report* The building supervisor's report was received and discussed.

1. Update to works spreadsheet – water ingress repairs and status. Unit 45's drains were noted on the list in January 2016 but not finalised. Kris to follow this up as well as case No 208 – Foyer 8.

Resolved that the managing agent be responsible for driving the project with CORE from now on. The supervisor to contact Bright & Duggan with all water ingress repairs to be then relayed to the engineer for advice / quote. The engineer has inspected Units 16, 67, 72, 111, 122 and 139 but has not provided his report. Bart to follow up.

Residents to be reminded that it is their responsibility to keep all external drains clear of debris. This is particularly important in wet weather to prevent any flooding.

2. Progress of the intercom replacement – the intercom system is connected with the exception of 2 blocks. Some of the units were connected but didn't work due to lack of access to adjoining units. Bells Access are working on access to finalise this matter.

*Motion 3
Building
Supervisor's
Report
(Continued)*

3. Update on the window locks inspection – the managing agent to prepare a survey to be distributed to all residents to list all windows within their units (except balcony doors) and to return the survey on 21-07-16 during the annual fire safety inspection.
4. Unit 62 – water leak repairs – all works have now been completed. Michael to speak to the owner to ensure all repairs have been carried out to the owner's satisfaction.

*Motion 4
Strata Manager's
Report &
Correspondence*

Resolved that the strata manager's report and correspondence were received, discussed and actioned as required:

1. Unit 123 – application for air-conditioning was approved subject to standard terms and conditions.
2. Unit 137 – noise complaints – resolved to serve the owner with Notice to Comply. The occupant is repeatedly playing loud music and listens to the TV with a volume that disturbs the peaceful enjoyment of other residents in the building. Requests to change this behaviour have been ignored.
3. Unit 115 – application to thermo-glaze wall tiles, bathtub, vanity bowls and new shower screens has been approved subject to standard terms and conditions including \$5,000.00 works bond.
4. Unit 93 complaint about cigarette smoke entering from another lot. The strata manager and the building manager to confirm the smoke comes from unit 85, and to issue the necessary Breach of By-laws Notice to the occupants.
5. Unit 151 – request to install anchor on the common property for a motor bike has not been approved. The Committee is not authorised to grant exclusive use rights to the common property. The resident should use the garage of Unit 151 to store his bikes and other vehicles.
6. The Annual Fire Safety inspection will be carried out on 21 July 2016 by Civil Fire Design. The building supervisor will distribute the notices to all residents. The strata manager will also issue the notices to all non-resident owners and their real estate agents.
7. Grace Lawyers' letter of advice dated 24 June 2016 was received and discussed. **Resolved** to accept the draft by-law for prohibiting short-term letting for presentation to the Annual General Meeting in December 2016.
8. Motion 4.6 Meeting 23.5.16 – the strata manager confirmed that 8% project management fee proposed by CORE is an acceptable percentage.
9. Blocked Sewer line caused another leak in Units 49 & 50 this year due to residents of a unit above placing kitty litter in the toilet. Kitty litter was removed out of the blocked sewer line by the plumbers attending to the emergency repairs. Placing of kitty litter and other foreign objects in the sewer system is prohibited. Notices to the residents in that foyer have been issued accordingly. The Executive Committee will have no alternative but to revoke all cat approvals in this foyer should this happen again.

*Motion 5
Common
property*

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

1. Progress of water ingress repairs with Core and Everest – please refer to Motion 3 above.
2. Unit 42 – the owner was present at the meeting. The building supervisor to establish from the plumber the cause of the blocked balcony drains in Unit 45 that caused flooding to Unit 42. The Executive Committee will then determine by email what action to take.

Next meeting will be held on Monday, 15 August 2016 at 6.00pm.

There being no further business the meeting closed at 7.05pm.