

## MINUTES

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*of the Executive Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,  
Wollstonecraft  
held Monday, 15 August 2016*

*Present:* David Russell, Bob Vernon, Trent Mackie, Clive Mackay, Tony Moon

*Attending:* Bart Jaworski (Bright & Duggan Pty Ltd), Kris Pruszynski & Michael Kopczynski (Kristal Property Services), Alex Stanley (Unit 121)

*Apologies:* Michael Morris, Ian Stewart, Amy Lim, Tuan Truong

*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 4 July 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 July 2016

*Motion 3* The building supervisor's report was received and discussed:

*Building  
Supervisors  
Report*

1. Building Supervisor's report was received and discussed.
2. Updated spreadsheet re water ingress repairs and status was tabled at the meeting.
3. Progress of the intercom replacement – completed. Kris and Bart to chose a security code for the new intercom system to be provided to NSW Fire Brigade and Ambulance.
4. Update on the window locks inspection. We have completed audit of windows at Pacific Park and we found there are 203 double windows (two sliding panels) and 89 single windows (one sliding panel) which will require to have safety locking mechanism installed. Altogether we will need about 300 locks to be installed. Prices for locks (installed) are between \$20-\$40. We will need to decide what type of lock we want, then we will start to get quotes. Bart will have to give us an update on specific requirements (if they are any) so we will definitely comply with regulations. The

managing agent to check if Romak Window Lock Item No 250000 for clamping sliding windows in a closed position complies with the Child Windows Safety Devices regulations.

5. Foyers entry doors, garbage rooms, fire stairs, building entry gates (all common area doors):the cost of maintenance of these locks is increasing. Locks are becoming broken more often. This a result not only of the worn barrels but more keys being cut outside. There is a solution with restricted key system. Kris to seek a quote from Bells Locksmith for the EC's approval.
6. Kris reported that bricks in front of Foyer 5 were still wet but had improved. Everest has informed Kris that it will take some time for bricks to dry out.
7. Scaffolding used by Everest has been left open – Kris to discuss with Pat from Everest tomorrow.

*Motion 4  
Strata Managers  
Report and  
Correspondence*

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

1. Department of Fair Trading notice re Loose Fill Asbestos – this does not apply to Pacific Park. There is no loose fill asbestos known at the property. The roof is flat concrete and metal.
2. Unit 121 – water / mould. The Owner of Unit 121 was in attendance. Engineer's recommendations to engage a professional mould cleaning company to treat the ceiling and carpets was accepted. The strata manager to attend to this. Mr Stanley confirmed there was no mould present on the carpets or clothing that required cleaning. Unit 121 is almost entirely below the penthouse level balcony of Unit 122. Unit 122's balcony was replaced in 2014.
3. Unit 80 – application for kitchen renovations was approved subject to standard terms and conditions including \$5,000 bond. The owner must ensure that all building materials are removed from site.
4. Unit 49 – claim against Pacific Park for internal damage and loss of rent due to kitty litter blockage in sewer line. The managing agent has lodged an insurance claim.
5. Unit 69 – dog application approved subject to standard terms and conditions.
6. Progress of water ingress repairs with CORE and Everest – Condition Report dated 29 July and Progress Report No.4 dated 15 August were received and discussed.
7. The Executive Committee approved Variations 1-5 in Progress Report No. 4 for work to Units 69, 122, 148, 16/18 and 62.
8. It was noted that proposed Variation 6 (Unit 139) had never been the subject of a report by the engineer. The managing agent to obtain CORE's report for proposed Variation 6 for Unit 139.

*Motion 5  
Common*

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

*Property*

1. Unit 42 – matter arising from last meeting – the Committee discussed the request made by the owner of Unit 42 for payment of the excess on the contents insurance policy for repairs of the water damaged carpet due to leak from Unit 45 above. The Executive Committee declined the request as there was no failure of the common property, as confirmed by Richard Langham Plumbing Pty Ltd.
2. Noted that there are cracked tiles and missing grouting in main courtyard. Bart to obtain report from CORE to fix and make courtyard surface waterproof.
3. Discussion re use of visitors car park. Steps to be taken discussed.

*Next Meeting*

Next meeting will be held on Monday, 26 September 2016 at 6.00pm.

**ALL REPORTS OR RENOVATION REQUESTS MUST BE  
SUBMITTED TO THE MANAGING AGENT NO LATER THAN  
5PM ON THURSDAY, 22 September 2016.**

*There being no further business the meeting closed at 7.25pm.*