



## MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,  
Wollstonecraft  
held Monday, 13 February 2017*

- Present:** David Russell, Michael Morris, Amy Lim, Tuan Truong, Jay Pleass, Tony Newby, Steve Miller, Trent Mackie (left meeting at 7.17pm)
- Attending:** Bart Jaworski (Bright & Duggan Pty Ltd), Kris Pruszynski (Kristal Property Services Pty Ltd), Tony Moon, Howard Tweedie, Judy Murray (left meeting at 7.28pm)
- Absent:** Clive Mackay
- Chairman:** David Russell chaired the meeting which commenced at 6.00pm.

- Motion 1  
Minutes**
1. **Resolved** (unanimously) that the minutes of the previous Strata Committee meeting held 16 January 2017 be adopted as a true record.
  2. Noted that Trent has read the Minutes of the Strata Committee Meeting held on 16 January 2017, and subject to raising Motion 5.3 below for discussion, he agrees with all matters decided.

- Motion 2  
Financial Position**
1. **Resolved** (unanimously) to receive the statement of financial position and statement of financial performance for the period ended 31 January 2017.
  2. **Resolved** (unanimously) to instruct the managing agent to delete Lift Replacement Income Sheet and keep it in the Capital Works income and expenses.

- Motion 3  
Building  
Supervisors  
Report**
1. The building supervisor's report was received and discussed.
  2. Follow up re repairs to VCP gate (see Motion 3.2 on 16/1/17). Bright & Duggan approved Racro's quote on 24.1.17
  3. Follow up re leaking hot water boiler (see Motion 3.3 on 16/1/17). Quote from Richard Langham Plumbing was tabled at the meeting. **Resolved** (unanimously) to instruct Kris to get the leaks in the boiler rooms fixed and be paid from the Admin Fund; and to seek competitive quote from another plumber for the same scope.
  4. Follow up re missing glass louvres in pool wall (see Motion 3.4 on 16/1/17). Two quotes were tabled at the meeting. **Resolved** (unanimously) to instruct Kris to replace the broken louvres with fixed panels installed by Glasshopper.
  5. Follow up re report of low water pressure by Unit 1. Richard

*Motion 3  
Building  
Supervisors  
Report –  
Continued*

Langham inspected the property. Kris confirmed that the pressure is better and the owners are OK with that.

6. Follow up replacement of treadmill – Kris & Tony Moon to obtain quotes and make a recommendation (see ECM Minutes 7/11/16). Tony Moon tabled a quote from Fitbiz to supply and install Precor T946i Treadmill. Resolved (unanimously) to instruct Kris to refresh the quote and to accept it subject to condition that Fitbiz can maintain all other equipment in the gym.
7. Matters arising from walk-around inspection on 4/2/17 by Kris, Jay and David:
  - a. Bells Locksmith has verbally quoted \$33 for a complying window lock – Kris to seek a written quote from them.
  - b. Obtain quote to replace glass louvres in pool wall with solid glass panels. **Resolved** in item 4 above.
  - c. Some residents are honking their horns as they exit the Upper Car Park – this unnecessarily disturbs residents above them. **Resolved** (unanimously) to instruct Kris to install two mirrors, one on each side of the main driveway at an approximate cost of \$700-\$800.
  - d. Hot water system in UCP still leaking – Kris to speak to plumber and get options and quotes. **Resolved** in item 3 above.
  - e. Kris to explain problems with Cervas invoicing for “inspecting” this hot water service. **Resolved** (unanimously) to instruct the managing agent to terminate Cervas’ contract; and Kris to engage another provider to maintain the service.
  - f. Kris to arrange for Richard Langham (plumber) to do video inspection of sewer lines in UCP which caused problems last year in Foyer 3.
  - g. New security keys – **resolved** (unanimously) to proceed with the quote from Bells Locksmith to replace 32 lock cylinders on all common area doors. The locks are mostly worn out. Each unit will be provided with replacement keys based on the number of bedroom + 1 e.g. Two bedroom unit will receive 3 keys in total at no cost. All additional keys will be charged refundable deposit of \$50.00 per key via Bright & Duggan.

*Motion 4  
Strata Manager’s  
Report &  
Correspondence*

1. The strata manager’s report was received, discussed, and action as required.
2. **Resolved** (unanimously) that for any future AGM, the Treasurer should certify in writing that they agree with the budgetary forecast presented to the AGM, or state in writing that they disagree and set out their reasons, and that such documents be included in the papers circulated to all owners before the AGM.
3. Bart reported upon the following:
  - a. Bells Access intercom contract – Bart contacted Raymond Vardanega on at least three occasions to submit this information. Raymond assured us that he will provide copies of wiring and technical drawings, as

*Motion 4  
Strata Manager's  
Report &  
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- per our contract with them.
- b. Follow up with Core about the following repairs noted in minutes dated 7/11/16 – Units 16, 146, 147, 139, 148 (see minutes dated 7/11/16). Works are now completed in Units 146, 147, 139 and 148. Repairs to the ceiling in Unit 16 are still pending.
  - c. Follow up with Unit 159 re application for installation of sun blind (see Motion 4.2 on 16/1/17). **Resolved** (unanimously) to approve this application subject to compliance with the Core Project Consulting advice dated 10.2.17 and standard terms and conditions.
  - d. Follow up with Core re providing specifications and obtaining quotes for works (see Motion 4.3 on 16/1/17). Darren Hansen is yet to finalise his advice including updated works spreadsheet.
  - e. Follow up re quantum of arrears of levies (see Motion 6.8 on 16/1/17). The balance of outstanding levies varies daily per payments received.
  - f. Other:
    1. Unit 100 – the application for air-conditioning unit was approved subject to standard terms and conditions.

*Motion 5  
Common  
property*

1. The Committee **resolved** (unanimously) that it has come to the conclusion that the lifts will require replacement or refurbishment or modernisation and the Committee will now consider what should be done in the light of that finding.
2. The Committee **resolved** (unanimously) that all members should make their own enquiries about the lifts and present any information at the next meeting.
3. Trent raised whether the lift review should be conducted by a sub-committee rather than the whole Committee, as set out in his email to all Committee members dated 20 January 2017. **Resolved** (unanimously) that the whole Committee be involved in this project.
4. No report from Thyssen was received prior to this meeting. Advice pending.
5. Notification of matters discussed in this lift review by the Strata Committee will be uploaded to the website at [pacificpark.org/lifts](http://pacificpark.org/lifts).
6. The Committee resolved (unanimously) to review the existing by-laws between now and the next Strata Committee Meeting on 13/3/17 for completion at that meeting.

*There being no further business the meeting closed at 7.50pm.*

*The next Strata Committee meeting will be held on 13 March 2017 at 6pm*

***All reports and applications to be considered at that meeting must be submitted to the strata managing agent by 4pm on Thursday 9 March 2017***

***Useful information about Pacific Park, including the history and progress of the lift review, and past minutes, can be found on the website at [pacificpark.org](http://pacificpark.org)***