



MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Monday, 10 July 2017*

Present: David Russell, Michael Morris, Trent Mackie, Amy Lim, Tony Newby, Jay Pleass, Clive Mackay

Attending: Bart Jaworski (Bright & Duggan Pty Ltd), Kris Pruszynski (Kristal Property Services Pty Ltd), Tony Moon (unit 44), Stephen Howes (unit 16), Howard Tweedie (unit 54)

Apologies: Tuan Truong, Steve Miller

Chairman: David Russell chaired the meeting which commenced at 6.00pm.

All resolutions were unanimous unless recorded otherwise

**Motion 1
Minutes**

1. **Resolved** that the minutes of the previous Strata Committee meeting held on 8 May 2017 be adopted as a true record.
2. **Noted** that **Michael** informed the Committee that he has read the Minutes of the Strata Committee Meeting held on 8 May 2017, and agrees with all matters decided in his absence.
3. **Noted** that **Tuan** informed the Committee by email that he has read the Minutes of the Strata Committee Meeting held on 8 May 2017, and agrees with all matters decided in his absence.
4. **Noted** that **Clive** informed the Committee that he has read the Minutes of the Strata Committee Meeting held on 8 May 2017, and agrees with all matters decided in his absence.

**Motion 2
Financial Position**

1. The statements of financial position and statements of financial performance for the periods ended 31 May 2017 and 30 June 2017 were received and discussed.

**Motion 3
Building
Supervisors
Report**

1. The building supervisor's report was received and discussed.
2. **Kris** reported that options and quotes for upgrade of Hot Water System in Upper Car Park will be circulated before the next meeting.
3. **Noted** that all security cards and fobs not registered or re-registered by 4pm on 22 June 2017 were cancelled.
4. **Resolved** that all security cards for the owner of the black

powered by



esquire
group

Jeep which often parks on common property in the upper car park be cancelled if it parks illegally again.

5. **Kris** reported that the contract for gym equipment maintenance had been changed from The Firm to Fitbiz.
6. **Kris** reported that the changeover to new security keys will occur by 28 July 2017.
7. **Kris** will investigate ongoing problems with fountain emptying.

*Motion 4
Strata Manager's
Report &
Correspondence*

1. **Clive** reported on follow up with Bells Access to have them provide proper intercom wiring and technical drawings to comply with their contract – Raymond from Bells will come back to Clive.
2. **Bart** reported that Core had provided specifications and started conducting tenders for works approved by the Committee on 16 January 2017 (scope amended by Committee on 8 May 2017).
3. **Bart** reported that Core will meet with **Kris** on 11 July 2017 to provide an updated and corrected Works Spreadsheet.
4. **Bart** reported upon that Grainne Kinny engineer has inspected and will provide a report upon the three new water ingress issues noted in the Minutes for 8 May 2017, in time for the next meeting.
5. **Resolved** that all residents in Foyer 3 be given a notice with regard to the problem of cigarette butts being flicked over a balcony into a courtyard below – notice to refer to breach of By-Laws.
6. **Noted** that there is a water ingress issue with Unit 119 previously inspected by Core but never put before the Committee. Core to report, and provide specifications, so that Unit 119 can be added to the current works in progress.
7. **Noted** that Unit 142 is to be inspected by Core on 11 July 2017 and an urgent report is required.

*Motion 5
Common
property*

1. **David** reported upon the progress of the lift tender being conducted by JCA Lift Consultants: The upgrade/replacement works have been tendered and a site walk was held on Tuesday 20 June 2017. There will then be a 4-5 weeks tendering period and tenders will close. It will then take 2- 3 weeks to review the tenders and report. Based on this, the tender assessment should be completed late July to early August.
2. **Discussion** of:
 - a. the 10-year capital works forecast, and
 - b. options for payment for any replacement or refurbishment of the lifts i.e. borrowing and increasing levies vs a special levy.
3. **Trent** to circulate spreadsheet re capital works forecast for

- discussion at next meeting.
4. **Discussion** of Airbnb-type letting.

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

The next Strata Committee meeting will held on Monday 7 August 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 3 August 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