



MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft*

held Tuesday , 27 February 2018 at Bright & Duggan Offices

Present: Michael Morris, Amy Lim, Trent Mackie, Maureen Tully,
Tony Moon, David Pengilley, Ian Stewart

Attending: James Azar (Bright & Duggan Pty Ltd), Kris Pruszyński (Kristal
Property Services Pty Ltd), Linda Nelson Lot 17, A. Nixon Lot 161
Peter Watson Lot 8, James Stanbury Lot 15, David and Dianne
Russell Lot 18 , Colin Boswarva of JCA Lift Consultants

Absent: Clive Mackay, Tony Newby

Chairman: Michael Morris chaired the meeting which commenced at 6.05pm.

All resolutions were unanimous unless recorded otherwise

Motion 1
Minutes

1. **Resolved** that the minutes of the previous Strata Committee meeting held on 16 January 2018 be adopted as a true record.

Motion 2
Financial Position

1. The statement of financial position and statement of financial performance for the period ended 26 February 2018 was received and discussed.
2. The Strata Manager was requested to reconcile the very large photocopy charges and report back to Michael Morris. The Strata Manager was informed the last column 2019 budget was not required.
3. The budget column 2018 for the special levy has to be updated.

Motion 3
Building Supervisors Report

1. The building supervisor's report was received and discussed.
2. Gym – building manager to organise quote for free weights on the rack and remove the older looking weights. Stands for lifting bars will be removed, this is not strata property and one of the bikes needs a new seat.

3. Pool – no issues reported but the bathrooms will be detailed cleaned and hand towels and paper delivered.

4. Car Park – Water pressure clean will be organized. Building manager could not identify the bikes on the racks no notice was given but may need to look into this further. Rubbish was found to be dumped in the car park and this being moved in one spot for the council to take away.
5. Visitors Car Park – The car park is being monitored twice a day Monday to Friday and once on weekends, Building Manager circulates notices on cars. The response has been very good so far. Installation of bollards or chains to restrict repeat offenders. The building manager and Strata Manager will work together to audit all the swipes and access B&D staff have.
6. Garden – Different options will be looked at like succulents to replant where the mundo grass was. Some new pot plants in the main courtyard will be investigated by the building manager.
7. Engineer inspection still required for Unit 3, 73 and 111. Report from Engineers to be provided for all the other units and recommendations made on rectification.
8. Window Child Locks – Bells will hopefully have all the window locks completed by 13 March 2018.
9. Other matters – Window in Pacific Park has safety glass with proper thickness confirmed by Glasshopper. Ordered 6 new 660 L bins and 8 recycling bins to replace the broken ones. The building materials left by Everest will be removed off the common property and the Building Supervisor will arrange this. Loose pavers have been repaired. Suitable hand towels have been supplied for dispensers. Floor drains to be cleared and organized by building manager mainly on level 4 courtyard including drains and level 3 (unit 105).

*Motion 4
Strata Manager's
Report &
Correspondence*

1. **Resolved** that the pet application for Unit 162 be approved. The committee had no objection as long as the Pet application form was submitted to the committee.
2. **Resolved** that the application for floorboard replacement in lot 89 be approved. The committee had no objections as long as the renovations application form was correctly filled out.
3. **Resolved** the Bright & Duggan swipe passes and access be audited by both the Strata Manager and Building Manager.

4. **Resolved** that the Treasurer of the committee would investigate upon advice of unpaid invoices from the Strata Manager such as the unpaid invoice to Sydney Strata Consulting Engineers not paid. The treasurer advised that invoices/payments were approved monthly however the treasurer would look at this more frequently.
5. **Resolved** that the application for floorboard replacement in lot 31 be approved. The committee had no objections as long as the renovations application form was correctly filled out.
6. **Resolved** that the planter boxes in Lot 162 balcony is the individual owners responsibility and not the owners corporation. The builder was not responsible for putting these planter boxes in as part of common property but rather individual owners put them in.
7. **Resolved** that illegal parking was being managed by the building manager and issuing notices and possibility of bollard implementation. An Alpha motor vehicle was reported as being a repeat offending vehicle. The photograph of the vehicle was passed onto the building manager.
8. **Resolved** that Otis Elevator are not owed any unpaid invoices because work was not carried out as per the agreement during the period they claim is unpaid. The Strata Manager would inform Otis Elevators.
9. **Resolved** that Everest Constructions be paid the retention amount of \$5,254.98 outstanding on remedial works. It is noted that the invoice has been paid.
10. **Resolved** that the fire defect quotes from Passive First and Civil fire be forwarded to the Strata Committee for approval.
11. **Resolved** that Unit 126 complained about a noticed placed on their vehicle and this was not an isolated incident according to KSS because the building manager informs everyone no one should be parking on common property.
12. **Resolved** that the application for twin glazing to their windows in lot 24 to reduce noise be approved. The committee had no objections as long as the renovations application form was correctly filled out and there was no change of appearance from either outside or inside of the premises. The form was provided to lot 24 to fill out and will be handed over to the committee.
13. **Resolved** that to dismiss the complaint by Lot 7 that the owners of lot 7 be compensated by the Owners Corporation for the inconvenience of the lift continuously breaking down and their tenant making a claim against rent reduction.
14. **Resolved** that unit 105 owner is required to contact the building manager about installation of electronic garage opener at the cost of the individual owner of Lot 105.
15. **Resolved** that the sealing of Unit 127 windows was completed and confirmed by the building manager.
16. **Resolved** that the lift replacement motion on the minutes of

the AGM was not by unanimous vote and this would be corrected to state it was approved by majority vote.

17. **Resolved** that Robert Vernon continue to look after the maintenance of SP 47991 website.
18. **Resolved** that the hours of the swimming pool could not be changed. The opening and closing hours of the pool has been in place for over 24 years and the committee believe this is the fairest times.

*Motion 5
Common
property -Lift
replacement*

1. **Resolved** that the letter of intent be issued immediately by JCA (Colin Boswarva of JCA Lift Consultants addressed the meeting and advised he would inform Schindlers to start the project of replacing all 6 lifts over the next few years and depending on cash flow when each lift will be replaced. The Strata Manager can confirm that on 28 February 2018 the letter of intent was sent to Schindler by JCA. The letter of intent has a 23 week lead time. It was decided by the committee and all the owners present at the meeting that lift 3 was to be replaced first. Lift 3 at the time of the meeting had experienced delays in repairs and Thyssen Krupp had tried various repairs on replacing the parts to the lift but had experienced increased difficulty in servicing the lift.

Other business

Bike rack – Bikes are left on the racks and not used
Tennis Court – Some people continue not using the tennis court for tennis but other activities. Mainly kids. The Building Manager may put a lock to the tennis court entry door.

There being no further business the meeting closed at 7.30pm.

The next Strata Committee meeting will held on Tuesday 10 April 2018 at 6pm.