



## MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,  
Wollstonecraft  
held Tuesday, 26 June 2018 at Bright & Duggan Offices*

**Present:** Maureen Tully, Amy Lim, Tony Moon, Michael Morris, Ian Stewart,

**Attending:** James Azar (Bright & Duggan Pty Ltd), Kris Pruszyński (Kristal Property Services Pty Ltd) and (Joseph also from Kristal), Robert Vernon (Lot 129), Colin Boswarva from JCA

**Apologies:** Trent Mackie, Tony Newby and David Pengilley

**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 29 May 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 25 June 2018 was received and discussed. The classification of the telephone expense to be moved to caretakers telephone in the ledger.

**Motion 3  
Building Supervisors Report**

- The building supervisor advised that the invoices for the rollers on the balcony doors were indeed correct and there was more than one roller implemented.
- The building supervisor advises access was sorted for the three remaining units that required child lock installations and this will be followed up.
- The building supervisor advises that the manufacturer of the bins were looking into why the damages are occurring on their bins when rubbish is taken away through lifting and the building supervisor will advise at the next meeting.
- Graine the Engineer is away at the moment until 17 July 2018 to discuss anchor points but the building supervisor will sort out the ventilation fan issues urgently.
- Plumbing to lower car park hot water heaters have been upgraded and completed and the upper car park water

heater will be done in July 2018.

- The pool and gym shower had new floor waste grates and shower heads restrictors installed and no water pooling was noticed.
- The signs regarding children not allowed in the gym was installed and the broken pieces of the gym equipment removed.
- New plants will be replaced for the dead plants in the main courtyard pots in July 2018 and the weeds where the paved courtyard above the pool area will need attention.
- No significant issues to report with the visitors car park and Bright & Duggan to provide a sign for the building supervisor to laminate and use for reserved spaces for B&D.
- Bells Access is working on rewiring of foyer 6 intercom door station so Bells will call every unit in the complex to test it out and the cost was approved for this work.
- The upper car park gate garage door control panel module was replaced by Raclo.
- The roof ventilation fans were discussed and three fans need repairing foyer 6, 7 and 10 and Adept Air is arranging for replacement fans.
- There were issues with the lift service taken over by Schindlers and the lift phones did not work but this has since been resolved. The information signs for the lifts are in order with Schindlers.
- All major waterproofing works were inspected.

*Motion 4  
Strata Manager's  
Report &  
Correspondence*

1. **Resolved** that the strata insurance claim for resultant damages not be signed by the Strata Committee. The committee advises that the renovations works inside the lot in installing a dish washer is the responsibility of the individual owner and the dishwasher was not part of the original kitchen. From the indication of the photos it appears to be an incorrect connection of D/W drain to the units kitchen waster water drain. The Committee believe there should be a bylaw in place that informs the Owners Corporation that the lot owner is responsible. A second leak that was being investigated in Lot 155 but once again the committee believe this relates to renovations done within their unit and not a Strata responsibility.
2. **Resolved** that the building supervisor will look into repairing the rollers of Unit 64 sliding door.
3. **Resolved** that matters relating to Air bnb have been covered in Strata Plan 47991 bylaws and any complaints would be investigated.

*Motion 5  
Common  
property –Lift  
replacement*

1. **Resolved** that the work on replacing the first two lifts at the complex should start in Mid January 2019 to avoid disruption during the December 2018 holiday period because Colin Boswarva from JCA advised and confirmed the two lifts as those being foyer 1 lift 3 and foyer 3 Lift 2 would not begin to be replaced until mid November 2018 and the end of year holiday period would be halted due to Schindler stopping during this holiday period for three weeks. JCA in the meantime would finalise the contract details by mid July 2018 and provide access to the committee members to view interior designs of other schindler lifts implemented in other buildings in preparation for these lifts being tailor made to the complex. The Committee and JCA will organise times and dates for viewing these lift designs.

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

*The next Strata Committee meeting will be held on Tuesday 14 August 2018.*