



## MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,  
Wollstonecraft  
held Tuesday, 11 December 2018 at Bright & Duggan Offices, Crows Nest*

- Present:* Tony Moon, Michael Morris, Amy Lim, Maureen Tully, Susan Russell, Alan Moon
- Attending:* James Azar (Bright & Duggan Pty Ltd), Lot 148 Ann Lam, Lot 97 Judy Murray, Sharon and Neil MacBride Lot 43 and Lot 48,
- Apologies:* Trent Mackie, David Pengilley and Kris Pruszynski
- Absent:* Clive Mackay
- Chairman:* Michael Morris chaired the meeting which commenced at 6.04 pm.

***All resolutions were unanimous unless recorded otherwise***

*Motion 1  
Minutes* 1. **Resolved** that the minutes of the previous Strata Committee meeting held on 26 November 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 30 November 2018 was received and discussed.
2. It was pointed out in the financials \$653.36 was spent on repairing the tracks of the front entry security door. This figure looked too high and the Strata Manager should investigate and get back to the committee chair person.
3. It was also noted that \$1,540 was paid last year for an Asbestos register. The Strata Manager would investigate if there was a register in place.
4. Lastly there was an actual amount for painting this financial year for \$4,614.50 of the common areas. The Strata Manager will investigate this invoice and get back to the committee on where this belongs in the budget, since no budget was created for painting of common property areas.



*Motion 3  
Building  
Supervisors  
Report  
Addressed by  
chairperson in  
absence of  
Secretary*

1. The window child locks are almost complete with 4 units 38, 71, 73 and 87 still require inspection and compliance. This should be completed in December 2018 provided access can be arranged inside these lots.
2. Periodical - cleaning is in place before Christmas of the main courtyard paths, carpet cleaning and common property area window cleaning including the pool and gym. Dumped furniture items to be removed. Kris could also organize fortnightly goods and items to be removed for council pickup of household items.
3. Gardening – Mulching scheduled for January of the Gardens. It was pointed out at the meeting that a few pots in the central courtyard are looking bad and should be attended to by Kris.
4. Pool/Gym – Two treadmills, bike and rack with weights have been ordered.
5. Engineers are continuing to work on the Repairs of water ingress and balconies. Unit 148 new leak to be investigated.
6. No outstanding general plumbing issues.
7. Foyer 6 intercom has been re-wired, and it is now possible to call other units from that door station. Main entry door broke down and this was repaired by Dorma.

*Motion 4  
Strata Manager's  
Report &  
Correspondence*

1. **Resolved** that the Strata Manager will advise Kris the property supervisor to attend to the ceiling repairs in Unit 148. The leaks in that area coming from neighbour lot had been fixed previously by Core Engineering and the repairs of the ceiling should now take place.
2. **Resolved** that the Strata Manager will implement with his back office that all committee members get the monthly financials reports starting at the end of December 2018.
3. **Resolved** and advised that Colin from JCA attended a site meeting in early December and the notice of the lift replacement schedule had been implemented.
4. **Resolved** that the ongoing leak in unit 23 sunroom be investigated and put on Grainne our consultant engineers list. The Strata Manager to advise Kris.

*Motion 5  
Common  
property*

1. **Resolved** that the original Lift replacement schedule remains in place and will be unchanged as per the advice received from the lift consultant Colin at JCA. The lift schedule will be displayed for all occupants to see the timetable of the replacement lifts.

Lot owner provided a medical certificate to the Strata Manager that due to a medical condition she needs to use lift over next 8 months and not changing the schedule of the lift foyer repairs may impact her health and compromise her recovery and if this was the case she may put in a claim against the strata insurance. The chairperson acknowledged this but reiterated that the committee depended on the lift consultant to advise the schedule and that the schedule could not be changed according to the consultant.

It was also resolved that Kris will notify occupants in due course about storage items that need to be removed in the car park areas to accommodate the lift repairers and their equipment. Two disabled car spaces in the upper car park will need to be moved to the visitors car park and residents will be advised of the move and new location prior to the commencement of the works on 14 January 2019.

*Strata  
Committee  
Meeting Dates in  
2019*

2. **Resolved** that Grainne (Engineer) be invited to the next Strata Committee meeting to update the committee of the repairs in relation to the major remedial works.

|                             |                        |                         |                       |
|-----------------------------|------------------------|-------------------------|-----------------------|
| <i>AGM Date</i>             | <i>22 January 2019</i> | <i>5 March 2019</i>     | <i>16 April 2019</i>  |
|                             | <i>28 May 2019</i>     | <i>9 July 2019</i>      | <i>20 August 2019</i> |
| <i>General<br/>Business</i> | <i>1 October 2019</i>  | <i>12 November 2019</i> |                       |

*2 December 2019*

*There being no further business the meeting closed at 6.55pm.*