



MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Tuesday, 20 August 2019 at Bright & Duggan Offices, Crows Nest*

- Present:** MM Lot 132, TM Lot 44, SR Lot 24, AM Lot 36, MT Lot 42,
and CM Lot 21
- Attending:** James Azar (Bright & Duggan Pty Ltd) and Jozef Seremet (Kristal)
Lot 116/153 attended
- Apologies:** TM Lot 87, DP Lot 138, AL Lot 88
- Chairman:** MM Lot 132 chaired the meeting which commenced at 6.02 pm.

All resolutions were unanimous unless recorded otherwise

- Motion 1
Minutes**
1. **Resolved** as amended that the minutes of the previous Strata Committee meeting held on 09 July 2019 be adopted as a true record of that meeting.
 2. **Noted** no other business matters arising from the previous minutes.
- Motion 2
Financial Position**
1. The statement of financial position and statement of financial performance for the period ended 16 August 2019 was received and discussed.
Action item - The strata manager to check identified timing and posting issues with Kris the building supervisor who will come to B&D office to reclassify entries to the correct accounts.
 2. **Noted** the strata manager will organise a draft budget for 2020 before the next Strata Committee Meeting on 24 September 2019.
- Motion 3
Building
Supervisors
Report**
1. **Noted** sample energy savings LED oyster light installed in some of the common areas for the committee to review their appearance.
 2. **Noted** fire doors mostly in the fire stairs to lubricate the locks and adjust the door closures.

3. **Noted** after winter the tennis court will be soft washed.
4. **Noted** the plumber will install a water tap and drip line to irrigate the boxed hedges garden bed in the next week.
5. **Noted** the constant garage leak around unit 88 is related to the main supply for irrigation. The plumber and the Engineer are jointly investigating and once more information is provided the building supervisor will advise the committee.
6. **Noted** the water pressure clean of various common property areas to be done in September 2019. The main courtyard pressure cleaning was completed in July 2019.
7. **Noted** noisy ventilation fan reported above unit 91. The building supervisor is liaising with Crown Electrical to provide options and quotes for replacement fan.
8. **Noted** the building supervisor has recruited a more permanent site contact person to manage enquiries as well as monitor unlawful parking.

*Motion 4
Strata Manager's
Report &
Correspondence*

1. **Noted** SUU acknowledged the risk report they provided on the 20 June 2019 has been dealt with by the building supervisor.
2. **Noted** the Engineer is looking into the Unit 155 bathroom waterproofing issues.
3. **Noted** the Strata Manager will draft a reply to the two unit owners and in the case of unit 161 owner to forward the engineers email containing her contract and scope of works.

*Motion 5
Common
property & other
matters*

1. **Noted** the lift replacement is ahead of schedule and will finish up earlier than expected. Both the remaining lifts are expected to be commissioned before 20th December 2019. Notices were provided to all affected residents.

2. **Noted** the next Strata Committee Meeting is on Tuesday 24 September 2019 at 6pm.

There being no further business the meeting closed at 6.40pm.