



MINUTES

*of the Strata Committee Meeting of SP 47991, Pacific Park, 41 Rocklands Rd,
Wollstonecraft
held Tuesday, 05 November 2019 at Bright & Duggan Offices, Crows Nest*

Present: MM Lot 132, TM Lot 44, SR Lot 24, AM Lot 36, DP Lot 138, AL Lot 88

TM Lot 87, MT lot 42 and CM Lot 21

Attending: James Azar (Bright & Duggan Pty Ltd)

Kris Pruszynski (Kristal) and Anastasiya (Kristal)

Chairman: MM Lot 132 chaired the meeting which commenced at 6.03 pm.

All resolutions were unanimous unless recorded otherwise

***Motion 1
Minutes***

1. **Resolved** that the minutes of the previous Strata Committee meeting held on 24 September 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 31 October 2019 was received and discussed.
2. **Noted** after a lengthy discussion surrounding the details and forecasting of the 2020 Budget numbers, the committee agreed on the figures for the Admin Fund and the Capital Works Fund levy proposals and the Strata Manager will revise the budget numbers and reconfirm with the Chairman and Treasurer accordingly in readiness for the AGM notice to be sent out in the next week.

***Motion 3
Building
Supervisors
Report***

1. **Noted** that 11 external lights in the common property were identified as needing repairing. To be completed by the electrician in the coming week.
2. **Noted** the tennis court surface needs to be soft washed and this is scheduled for November.

3. **Noted** that some palms in the front of the foyers 8 and 9 need to be removed and this is scheduled for December.
4. **Noted** the water ingress from the bathrooms in unit 43 and 44 is fixed and once the wall dries the contractors will repair and repaint the affected walls.
5. **Noted** the pressure cleaning of several common property areas is scheduled for completion in November.
6. **Noted** the very noisy ventilation fan impacting Unit 91 is larger than the other fans in the building and a customization is required to replace it. Crown Electrical are exploring options with fan manufacturers.
7. **Noted** the replacement bikes and treadmill from Technogym will be delivered in the next week.
8. **Noted** the building manager advised a reinspection of the window locks was required once a year, according to other sources. However, the Strata Manager advised there is nothing in the regulation that states that the window locks and the inspection is the owners corporation responsibility and it has to be inspected once a year. The regulation only states that the window locks had to be installed by the Owners Corporation and a certificate of compliance provided as evidence. The Owners Corporation have installed the locks and from then on it becomes the individual owners responsibility to maintain the locks within their own units.

*Motion 4
Strata Manager's
Report &
Correspondence*

1. **Noted** that all the new lifts will have 4G SIM emergency phones installed and monitored by the lift company, Schindler.
2. **Noted** that the Strata Plumber and Kris are following up with Unit 153 the issue of plumbing repair costs with Unit 153.

3. **Noted** that the smoke alarm beeping in Unit 134 is being investigated by all parties due to the occupants being away and access not provided.
4. **Noted** that the ceiling damages in Unit 39 is being investigated by the building supervisor.

*Motion 5
Common
property & other
matters*

1. **Noted** that lift 5 has been delayed by two weeks due to unforeseen circumstances until November 16 and a note was posted near the lift informing the residents of that block. Lift 6 replacement is now underway.
2. **Resolved** the committee have agreed to extend the Bright & Duggan Strata Management Agreement under section 50 (4) of the Strata Schemes Management Act 2015 by three months from 25th November 2019. Proposals for a six month management agreement will be presented at the next AGM in December for approval by the owners corporation.
3. **Noted** the Engineer, Grainne Kearney from Sydney Strata Consulting Engineers attended and presented the tender results for the major remedial works that will be presented at the Annual General Meeting as part of the capital works annual budget. The scope of works for the balcony waterproofing remedial works provide a long- term solution by contractors experienced with the proposed scope of works, providing longer warranties up to 20 years. Subject to Budget approval, the contracts would be reviewed and signed by the end of January 2020. The Engineer advised it is most likely the works could then begin in April 2020, taking around 16-20 weeks for completion. Grainne also informed the committee of a separate matter; locating suitable locations for roof openings before the roof anchor points required under WH&S legislation can be installed.
4. **Noted** that the Strata Committee requires more time to investigate the amendment of special by-law 17 for short term letting, provided by the strata lawyers. The bylaw may not be ready for approval at the next Annual General Meeting. DP from the committee is awaiting a return call from the message left with the lawyers to discuss the committee's concerns .
5. **Resolved** that the Strata Committee approved renewing membership of the Owners Corporation Network (ocn.org.au).
6. **Noted** the Stata Manager will investigate the current bylaw and the terms and conditions relating to pergolas. Lot 140 is requesting approval from the committee to extend their existing pergola.

7. **Resolved** that Lot 88 application for installing outdoor blinds has been approved by the Strata Committee subject to the standard conditions.
8. **Noted** the next Strata Committee Meeting with the newly elected committee will follow the AGM scheduled for 2nd December 2019 at the Crows Nest Centre.

There being no further business the meeting closed at 8.00pm.