

Minutes of Strata Committee Meeting

Strata Plan 47991
Name Rocklands Road
Address 41 Rocklands Road, Wollstonecraft NSW 2065
Meeting Date 2 December 2019
Time Held immediately following the AGM
Venue Crows Nest Community Centre
Address 11 Ernest Street
Crows Nest NSW 2065

Present

Susan Russell Lot 24;
Kelly Venhuizen Lot 80;
Stephen Wardrop Lot 86
David Pengilley Lot 138;
Alan Moon Lot 36;
Tony Moon Lot 44;
Trent Mackie Lot 87;
Amy Lim Lot 88;
Michael Morris Lot 132;

In attendance

James Azar, Bright & Duggan
Kris Pruszynski (Building Supervisor)

Minutes

1. **Resolved that** the minutes of the previous strata committee meeting held on 5 November 2019 be adopted as a true and accurate account of the proceedings of that meeting.

Election of office bearers

2. **Resolved that** the following office bearers be elected:

- **Chairperson:** David Pengilley
- **Treasurer:** Trent Mackie
- **Secretary:** Susan Russell

Appoint contact and substitute contact

3. **Resolved that** the strata committee appoint a member and alternate member of the strata committee to liaise with the strata manager and building manager and be the strata manager's and building manager's primary and substitute points of contact.

- **Primary Contact:** David Pengilley
- **Substitute Contact:** Tony Moon/Susan Russell

Common property assessment and other items

4. **Resolved -:**

Notice to comply

The Strata Committee approved a notice to comply to unit 153 regarding continuous smoking drifting into other units which was reported by several residents. The Strata Manager will follow up with the owner of the lot first, before drafting a notice to comply to the occupant of Unit 153.

HSE Anchor Points

The Strata Manager informed the committee the Engineer advises that the cost of recertification and tagging of all anchors being installed will cost \$1,080 plus GST. The cost will be incurred for the life of the anchors.

Water leak in unit 39

The Building Supervisor advised this matter has been communicated with the Engineer to investigate further and was waiting on a report.

Isolation valve unit 99

The Building Supervisor advises the Strata plumber is investigating the issue with the isolation valve repairs in lot 99.

Next Strata Committee Meeting

The committee advised the next Strata Committee Meeting of the Owners Corporation of SP 47991 will be held on Tuesday 21 January 2020 at Bright & Duggan offices at 6pm.

**Bright & Duggan Pty Ltd
Managing Agents for Strata Plan 47991**

There being no further business the meeting closed at 7.45 pm