

Minutes of Strata Committee Meeting

Strata Plan Name	47991
Address	ROCKLANDS RD - 41 41 Rocklands Road WOLLSTONECRAFT NSW 2065
Meeting Date	25 August 2020
Time	6:00 PM (meeting started 6.04pm)
Venue	Via Zoom/Telephone conference
Address	Zoom Meeting
Present	DP (Lot 138) AL (Lot 88) AM (Lot 36) MM (Lot 132) TM (Lot 44) SW (Lot 86) SR (Lot 24) TM (Lot 87)
Apologies	
In attendance	Sean McNamara, Bright & Duggan; Kris Pruszynski (Kristal), PH & VH (Lot 34) ER (Lot 50) DN (Lot 91) GS (Lot 146)
Chairperson	DP (Lot 138)

Motions

1. Minutes

Resolved

That the minutes of the last strata committee meeting held on 07 July 2020 be adopted as a true and accurate record of the proceedings of that meeting.

2. Business arising from the minutes, not otherwise dealt with in the agenda

Resolved

- Action items from the minutes are noted as completed.

3. Financial Statements

Resolved

That the attached statements of financial position performance for the period ending 18 August 2020 for the administrative fund and capital works fund be adopted.

3.1. Business arising from the financials, not otherwise dealt with in the agenda

Resolved

- Strata Manager to provide allocations for CW Fund Consulting/Engineering Fees to allow any required re-allocations to project-related accounts.
- Strata Manager to provide allocations for Admin Fund Insurance Claims – Excess account to ensure only excess has been allocated.
- Committee members Stephen & Trent to review CWF Plan and propose 10 yr capital plan and levies for next year's capital fund in preparation for AGM budgeting and circulate before next Strata Committee Meeting. Strata Manager to investigate provision of Excel spreadsheet of CWF figures.

4. Building Supervisors Report

Resolved

That the Building's supervisors report be received, discussed and acted upon as required.

4.1 Recommended signage in Foyer 10 that door from VCP L2 into common area must be kept closed – Agreed by Committee.

4.2 Recommended carpet condition in Foyer 10 be reassessed after building works (glass brick replacement) are completed – Agreed by Committee.

4.3 Kristal to investigate options on reducing bush turkey activity.

4.4 CCTV system: one camera and NVR needs to be upgraded, Kristal to seek additional quotes – Agreed by Committee.

4.5 Water ingress issues – reports are being received from Grainne, quotes to be finalised by Kristal and provided to Committee for approval.

4.6 Strata Manager to disconnect building fax and landlines and Building Supervisor to update numbers on existing signage.

5. Strata Managers report and correspondence

Resolved

That the Strata Managers report and correspondence be received, discussed and acted upon as required.

5.1 Noise complaint from U34 regarding U38: No record of approvals for U38 floorboards. Owner is out of town, has not undertaken works in unit (bought as is), is unaware of prior complaints. Noise seems to be emanating from all parts of U38, not just BCA-exempt areas (bathrooms, laundries, kitchens, toilets). Kristal offered to act as initial intermediary between U34 and U38 residents. U34 to collate information in preparation for issuance of Breach or Unit resident seeking direct action.

5.2 U16 water ingress and tile lifting issue awaiting information from Grainne.

5.3 Missed fire inspections: U13 is only one missed, Strata Manager to advise Committee on access to U13.

5.4 U153 request for additional notice of works – while trying to accommodate such requests, the work schedule is too fluid to be able to guarantee such additional notice, noting this is a residential block, not a commercial block, where people are not normally working in the building during office hours.

5.5 U161 Noise complaint – noted that nature of noise complaint can be dealt with by Council, Police or Strata. Committee noted this is a behavioural issue compared to “structural” issues related to fixtures within the building. Committee recommend complainant speak directly to U161 and then, if necessary, escalate to Police and/or Council given nature of noise.

5.6 U141 is yet to provide approval for variation to Strata Manager.

5.7 U91 experiencing noisy CP fan: Kristal recommends new variable fan be installed with old fan kept for use elsewhere in building – Agreed by Committee.

6. Common Property

Resolved

That the conditions and use of common property be discussed and action taken to rectify any faults or problems.

- Update from the Balcony works sub-committee and ratify any variances: Variations 1 - 7 ratified by committee (inspection of blocked drains, extra pavers, moving of air conditioners, change in balcony doors screen doors (including that net cost to be recouped from owners) (Lot 138 abstained).
- Update on engagement of contractor of the CWF fund Draft – invoice to be approved by Committee out of session to Strata Manager.
- There is no maintenance contractor for the gym – Kristal to check gym equipment batteries periodically moving forward.

7. Strata Management Extension

Resolved

That pursuant to section 50 (4) of the 2015 Strata Scheme Management Act, the strata committee resolves to extend the strata management agreement with Bright & Duggan Pty Ltd as its strata managing agent from 23 August 2020 to 22 November 2020 for a period of 90 days.

8. Next Meeting

Resolved

That the next strata committee meeting is scheduled for Tuesday 29 September 2020.

Date of Notice: 9 September 2020

Bright & Duggan Pty Ltd

Managing Agents for Strata Plan 47991

Meeting finished at 8:15pm