

Minutes of Strata Committee Meeting

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| Strata Plan Name | 47991 |
| Address | Pacific Park 41 Rocklands Road WOLLSTONECRAFT NSW 2065 |
| Meeting Date | 25 May 2021 |
| Time | 6:00 PM (meeting started 6.05 pm) |
| Venue | Bright & Duggan Offices |
| Address | Level 1 37-43 Alexander Street Crows Nest NSW 2065 |
| Present | CM (Lot 21) MR (Lot 71) TM (Lot 44) AH (Lot 89) – Telephone conference TM (Lot 87) – Telephone conference |
| In attendance | James Azar, Bright & Duggan; Kris Pruszynski (Kristal), Andrew Harvey & Wendy Harvey (Lot 57) |
| Apologies | MM (Lot 132) AL (Lot 88) RJ (Lot 153) SW (Lot 86) |
| Chairperson | James Azar, Bright & Duggan; |

Motions

1. Minutes

Resolved

That the minutes of the last strata committee meeting held on 13 April 2021 be adopted as a true and accurate record of the proceedings of that meeting.

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

Resolved

Action items from the minutes are noted as completed.

1.2 Out of session business approved by the committee already prior to the meeting, not otherwise dealt with in the agenda

There were no additional requests prior to the meeting.

2. Financial Statements

Resolved

That the attached statements of financial position performance for the period ending 24 May 2021 for the administrative fund and capital works fund be adopted.

3. Building Manager's Report for SCM 9 April 2021

Resolved

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

Cleaning

3.1 Tennis court surface cleaning has been scheduled for June 2021. The new replacement bins were delivered; however, one bin is broken already due to the handling of the bins during the collection process and the building manager is looking into other solutions such as the adding of an angle bar to the bin, which seems to have worked at a neighbouring property. The regular household items collection through council was discussed and the building manager will provide more information to occupants on what is allowed for collection.

Plumbing

3.2 Three quotes were provided from Richard Langham plumbing to improve drainage around the building and these will be included in next year's budget. The committee approved the quote for a temporary repair of the Pool area roof catchment tray for \$580 incl GST.

Pool/Gym

3.3 The committee approved the purchase of a new weights rack and various free weights valued under \$2,000 and available within budget.

4. Strata Managers report and correspondence

Resolved

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

4.1 The Strata Manager will organise an electronic EGM for Lot 150 to approve a by-law for renovations that includes water proofing to that unit. The cost of the bylaw and EGM will be paid for by Lot 150.

4.2 The Strata Manager will follow up with ADT to make sure the fire panel is monitoring properly with the new GSM line.

5. Common Property

Resolved

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

- The committee approved the Combined Roofing Services revised quote for \$38k for a safe roof access hatch through the foyer 3 level 10 common area ceiling to provide safe and convenient access to contractors to the roof without further imposing on Lot 18.
- The structural engineers to the Mater Hospital development (GCA Consultants) provided the SM with a copy of the Dilapidation Survey for 41 Rocklands Road, as requested. Although they will not release the structural plans, all documentation published as part of the DA will be available from North Sydney Council, as there is a requirement (Condition C2) to certify the adequacy of the adjoining properties for the purposes of the construction.
- CM lot 21 will trial a humane rodent trap in the garbage room over the next month and report back to the committee.
- The replacement of the lower car park louvres to be completed in the next few weeks.

6. Next meeting

The next Strata Committee meeting is on 6 July 2021.

Date of Notice: 01 June 2021

Bright & Duggan Pty Ltd

Managing Agents for Strata Plan 47991

Meeting finished at 6:55 pm