

Minutes of Strata Committee Meeting

Strata Plan	47991
Name	ROCKLANDS RD - 41
Address	41 Rocklands Road WOLLSTONECRAFT NSW 2065
Meeting Date	27 July 2021
Time	6:00 PM
Venue	Zoom

Present	TM (Lot 44) MM (Lot 132) AH (Lot 89) SW (Lot 86) RJ (Lot 153) TM (Lot 87) AL (Lot 88)
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In attendance	James Azar, Bright & Duggan Joanne (Kristal) Judy Murray Lot 97 S. Fung Lot 95
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Apologies	MR (Lot 71) CM (Lot 21)
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Chairperson	MM (Lot 132)
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Motions

1. Minutes

Resolved

That the minutes of the last strata committee meeting held on 25 May 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

Resolved

- Lot 106 pet application approved.
- Lot 111 pet application approved.
- Lot 124 pet application approved.
- Lot 125 pet application approved.

2. Financial Statements

Resolved

That the attached statements of financial position performance for the period ending 20 July 2021 for the administrative fund and capital works fund be adopted.

The consulting (Engineering) fees in the financials to be split up between what is related to the Fluid balcony remedial works and what is related to the investigation of other works. The Strata Manager will sort this out and provide the amendment accounts to the secretary and chairperson.

3. Building Manager's Report for SCM 27 July 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 August 2021. Amanda one of the cleaners has left the company and will be replaced in due course. For now the current cleaners will cover. RJ Lot 153 on the committee advises the bin chutes are locked up and the rubbish is piling up and the BM will follow this up.

Gardening

3.2 Trees – extensive arborist works planned for 13 August (tree lopping and removal of 3 trees along Rocklands Road) are postponed due to NSW Health COVID restrictions. The cost for this work is around \$10k and is necessary because tree roots are damaging fences and walkways.

Plumbing

3.3 All plumbing works have been completed. Stop valves are being installed in individual units as this will result in fewer water supply cut-offs when work affects only one unit.

Common Property Repairs and Maintenance

3.4 Removal of trip hazards on tiled and paved surfaces is ongoing and in progress. All water ingress related issues after recent rains were addressed with relevant trades or engineer and repair jobs are being scheduled (including unit 119, foyer 10, pool roof gutter).

The Leak from the bathroom of unit 58 to bedroom unit 57 (common wall) was inspected and repaired by the strata plumbers and any resultant damages will be investigated by the building manager.

COVID-19 relevant notices, QR codes for entry to the GYM/POOL have been arranged and an automatic hand sanitizer installed. Current COVID -19 regulations and changes are being observed and notices adjusted.

Pool/Gym

3.5 One new heater is required for the spa and we are awaiting a new quote. Delivery of new weights and racks for the gym is expected in the next few weeks.

Car Park

3.6 Updated notices on cars in VCP are being placed on regular basis.

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 advised the committee that special by-law 23 has passed by way of unit entitlements at the EGM via electronic voting on 24 June 2021. The minutes were sent out to all owners on 13 July 2021 and the by-law will be registered accordingly.

4.2 The BM is obtaining quotes for the replacement of carpet in all foyers including the water-damaged carpet in foyer 10. After review by the Strata Committee, the item will be included in the 2021/2020 budget for approval at the AGM in December 2021.

4.4 The Strata Manager advised that warning notices were issued to those lots responsible for hanging washing out onto their balconies and some of the owners advised there has been some noticeable improvements.

4.5 The Strata Manager requested an update from the building manager in relation to water ingress in Lot 72 and it was advised that the Engineer is looking into the matter.

5. Common Property

Resolved

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

- Installation of the roof hatch in foyer 3 is not finalised due to COVID restrictions. The agreed size of the hatch is 900 mm x 900 mm.
- The Strata Manager will request our engineer to organise tender quotes for the balcony rectification works for units 95 & 122 to be ready for inclusion in the budget for the December 2021 AGM.
- The Strata Manager has received the fire defect quotes from Civil Fire and these will be distributed to the committee for approval.
- ADT have advised that the Fire alarm has been fixed and functioning again and the building manager will confirm if there are any issues.

- Some of the owners advised it was noticeable there were fewer sightings of rodents and therefore the rat traps may be working. CM (Lot 21) to confirm at the next meeting.
- The committee approved Unit 95 Garage door replacement application. The Strata Manager will organise to have a generic by-law approved for major repairs such as water proofing and garage door replacement for exclusive use of common property, with consent forms signed by those owners prior to each approval at each AGM.
- Unit 121 was provided with a Slip resistant certificate for the tiles that were used on their balcony during the recent remedial works.
- The next Strata Committee meeting is on **31 August 2021**.

There being no further business the meeting closed at 7.05pm

Date of Minutes: 02 August 2021

Bright & Duggan Pty Ltd

Managing Agents for Strata Plan 47991