

Minutes of Strata Committee Meeting

Strata Plan	47991
Name	ROCKLANDS RD - 41
Address	41 Rocklands Road WOLLSTONECRAFT NSW 2065
Meeting Date	31 August 2021
Time	6:05 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) MR (Lot 71) CM (Lot 21)
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In attendance	James Azar, Bright & Duggan Kris Pruszyński (Kristal) Wendy Harvey Lot 57 Alexander Whitman Lot 124 Natalie Kelly Lot 125 Patrick Hooper Lot 139 Judy Murray Lot 97 Xiang Gao Lot 139
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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 27 July 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 33 pet application approved.

2. Financial Statements

Resolved

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

The consulting (Engineering) fees in the financials have been split into the correct ledger accounts between the balcony project works and other consulting fees works and the SM will show this evidence to MM.

3. Building Manager's Report for SCM 31 August 2021

Resolved

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

Cleaning

3.1 Tennis court surface cleaning completed. Gutters and drain outlets cleaned on a regular basis. The building is being cleaned regularly for COVID 19 by disinfecting surfaces. There was some dumping of rubbish in foyer 7 by unknown persons which has been cleaned.

Gardening

3.2 Trees – extensive arborist works (tree lopping and removal of 3 trees along Rocklands road and 3 trees at the back garden behind foyers 9/10) – completed.

Plumbing

3.3 No major plumbing issues, all minor repairs are being done as required. Several blocked drains on balconies/decks reported after recent rainfalls and the plumber RL is attending.

Common Property Repairs and Maintenance

3.4 Repainting/repairing of water damaged walls and ceiling u134 is on hold due to Government restrictions. Power supply/circuit separation. During testing of EM lights or any works on car park light when power is switched off TV system is being affected too as equipment is on the same circuit. Crown Electrical is investigating and will provide a proposal to separate the power supplies.

Pool/Gym

3.5 The Pool and Gym were closed on 21 Aug due to a confirmed positive Covid case in the building and now the NSW Government has asked all Strata residential buildings to keep them closed until further advised. It was also agreed by majority vote to leave the tennis courts open provided only two players or one family group are playing.

Car Park

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

Upper Car Park

3.7 On 14 August a resident lost control of their car and drove into the open upper car park gate. As a result the gate was severely damaged. Raclo provided a quote for repair and replacement (approx

\$21k) which was forwarded to the insurer of the car owner – pending assessment.

Other

3.8 A Covid-19 positive case was reported in the building. On 21 Aug (Saturday) the Building Manager was notified by one of the residents of a confirmed positive Covid-19 case reported by another resident. A number of actions were undertaken immediately (with consultation and approval of the Strata Committee) such as pool/gym closures, notification of all residents (notices on Saturday 21/08 and Sunday 22/08), contact with Health Services NSW, deep clean/disinfecting of common areas in the building etc. Residents were advised to get tested, monitor symptoms, take every precaution and hygiene. As per email advice from NSW Health there were no positive cases other than those within the one household. The committee would like to thank Kris for his hard work for informing all the residents at the building about the Covid-19 cases and for the additional cleaning of the building.

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 followed up on the rodent trappings with CM. Kris and CM will meet up on Saturday 4 September to discuss how to put more trappings in.

4.2 The Strata Committee approved the 90-day extension of the management agreement from 31 August 2021 to 30 November 2021.

5. Common Property

Resolved

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

- The recent COVID case in foyer 7 was discussed in the building managers report. There were 6 people infected with COVID in the one apartment (a whole family) and they were to stay 14 days in isolation. The committee thanked Kris, the building manager, for his efforts in the cleaning of all the common areas once he found out about the known cases. MM also provided the committee with a sample of a COVID-19 management plan.
- SSCE Fee Proposal was approved by the committee for the proposed waterproofing Project B including a revised scope of works, to be included in the 2021/22 Budget.
- The foyer smoke alarms are now over 10 years old and need replacing. 10-year Li-battery smoke alarm replacements are now recommended. Any owner needing to replace the smoke alarms inside their unit are reminded that this is at the individual owner's cost.
- The committee agreed for Fluid to replace the bricks they borrowed earlier in the year for balcony works with the closest matching colour bricks.
- The Strata Manager advised the committee that all major works must be approved at a general meeting with a bylaw approval for exclusive use and a consent form signed by the lot owner. The SM has an idea to simplify the process which he will explain at the next strata committee meeting.

There being no further business, the meeting closed at 6.56pm

The next committee meeting is on Tuesday 28 September 2021.

Date of Minutes: 06 September 2021

Bright & Duggan Pty Ltd

Managing Agents for Strata Plan 47991