

Minutes of Strata Committee Meeting

Strata Plan	47991
Name	ROCKLANDS RD - 41
Address	41 Rocklands Road WOLLSTONECRAFT NSW 2065
Meeting Date	09 November 2021
Time	6:03 PM
Venue	Zoom

Present	AM (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	Boris Smagarinskly, Bright & Duggan Joanne Seremet (Kristal) Alexander Whitman Lot 124 Natalie Kelly Lot 125 Vinod Jain & Pooja Mehta Lot 96 Scarlet Fung Lot 95
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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 28 September 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 58 pet application approved.

2. Financial Statements

Resolved

That the attached statements of financial position performance for the period ending 31 October 2021 for the administrative fund and capital works fund be adopted.

2.1 The committee discussed the budget for next year which includes Project B (Balcony works), upgrade of security cameras and other items. TM will update all the increases and provide the budget to the committee for review in the next week.

2.2 The committee requested the Strata Manager to provide more details and transparency on what is involved in the actual disbursements account of \$9k.

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

Resolved

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

Cleaning

3.1 Gutters and drain outlets are being cleaned on regular basis and the garbage room is being treated and rodents are under control. COVID cleaning is taking place regularly to disinfect surfaces.

Gardening

3.2 Top soil and mulch in the garden will take place in November. The gardens along Pacific Highway were cleared and tidied up which included trimming and pruning.

Plumbing

3.3 Hot water system in upper car park had a hot water storage tank burst. Its replacement was completed by Richard Langham. Unfortunately, the tank itself was not covered under a 5 year warranty as the manufacturer deemed it a commercial installation only having a 1 year cover. The total cost of the new tank and labour was \$5k.

Common Property Repairs and Maintenance

3.4 The repainting of damaged ceilings in unit 119 and Unit 134, delayed due to covid restrictions, will be completed in November 2021. The leak from the roof above the main entry awning is planned for repair in November/December 2021. Our Engineer will inspect leaning brick columns next to the upper common property driveway and next to the bus stop and confirm repair methodology. Water ingress into unit 43 and cracks in the balcony hobs of unit 68 will also be assessed. One quote for the replacement of carpet in foyers 5, 8, 9, 10 in foyer 6 was provided to the committee and will be included in the budget. Because of the amount involved another quotation will be necessary.

Pool/Gym

3.5 The pool has reopened in line with NSW Government advice. Pool users are advised that it hasn't been heated during lock down and to expect it to be a little colder until the heaters are replaced.

CCTV Proposal update

3.6 A quote received from ROGO security (option 1 \$28k and option 2 \$38k) is being examined by BM and Tony Moon (AM). Requested ROGO to price a different camera brand (currently Hikvision) like Panasonic or Honeywell.

Car Park / Visitors car park

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

Residents' data base update

3.8 Contact details for residents and owners were recently updated by Kris and AM. An audit of access cards and swipes, registration details etc is planned for the end of November/beginning of December 2021 (as Covid restriction are lifted). Devices not registered will be deleted from the Access system.

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 committee will continue to follow up with the at fault party's insurance to the upper gate damages and the committee does not want to be in situation where the Owners Corporation pay and then must seek reimbursement. The SM will advise the broker accordingly.

4.2 Unit 155 dog barking is being followed up by the strata manager; unit 130 dog barking seems to have abated.

4.3 The current management agreement with Bright & Duggan was extended from 30 November 2021 to 6 December 2021 by the strata committee. The Strata Manager will present a new draft agreement in the next week and have it ready for the AGM.

5. Common Property

Resolved

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

5.1 The committee discussed the list of common property works not completed in the current financial year. These works, such as waterproofing of balconies in project B and the roof hatch work will be rolled over in to next year's budget. With the completion of the safe roof access project, the committee would like to thank the owners of units 18 and 69 for the many years they have allowed thoroughfare through their units to allow access to the roof for tradespeople and their equipment and materials.

5.2 The draft bylaw for the changes to individual garage doors was presented to the committee and AM will review and circulate suggested amendments in the next week.

There being no further business, the meeting closed at 7.24 pm

The **Annual General Meeting** will be held on **Monday 6 December 2021;**

The next committee meeting follows on after the AGM.

Date of Minutes: 15 November 2021

Bright & Duggan Pty Ltd

Managing Agents for Strata Plan 47991