

# Minutes of Strata Committee Meeting

<b>Strata Plan</b>	47991
<b>Name</b>	ROCKLANDS RD - 41
<b>Address</b>	41 Rocklands Road WOLLSTONECRAFT NSW 2065
<b>Meeting Date</b>	23 June 2022
<b>Time</b>	6:05 PM
<b>Venue</b>	Bright & Duggan offices and Zoom Level 1 37-43 Alexander Street Crows Nest NSW 2065

<b>Present</b>	AM (Lot 44) JC (Lot 95) SW (Lot 86) MR (Lot 71) MP (Lot 133) Zoom AH (Lot 89) Zoom
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<b>In attendance</b>	James Azar, Bright & Duggan Kris Pruszynski (Kristal) Sharon & Neil MacBride (Lot 43) Clive Mackay (Lot 21) Zoom
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<b>Apologies</b>	TM (Lot 87) RV (Lot 129)
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<b>Chairperson</b>	SW (Lot 86)
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## AGENDA

### Motions

#### 1. Minutes

That the minutes of the last strata committee meeting held on 3 May 2022 be adopted as a true and accurate record of the proceedings of that meeting.

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

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

#### 2. Financial Statements

That the attached statements of financial position performance for the year ending 31 May 2022 for the administrative fund and capital works fund be adopted.

#### 3. Building Supervisors Report

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

- Upper car park gate
- Pool/Spa heaters
- Card/Fob audit
- Hot water service
- Fibre Optic repairs & maintenance
- Foyer smoke detectors

#### 4. Strata Managers report and correspondence

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

- requirements of the SC, Strata Manager and Building Manager under Strata Hub legislation.
- Fire damper inspections & compliance in August

#### 5. Common Property

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

Subcommittee/working group reports

Major works

- status of project B contract and unit 119 mould cleaning.
- unit renovations #21, #43.

EV working group

- verbal update (Tony for Stephen Howes).

Other common property matters

- Barking dogs.
- Council clean ups.
- No Parking sign.
- Next meeting 2 August 2022

**Date of Notice: 15 June 2022**

**Bright & Duggan Pty Ltd**

**Managing Agents for Strata Plan 47991**

# Motions

## 1. Minutes

### **Resolved**

That the minutes of the last strata committee meeting held on 3 May 2022 be adopted as a true and accurate record of the proceedings of that meeting.

- 1.1 No other Business arising from the minutes, not otherwise dealt with in the agenda

## 2. Financial Statements

### **Resolved**

That the statements of financial position performance for the period ending 31 May 2022 for the administrative fund and capital works fund be adopted.

## 3. Building Manager's Report for SCM 14 June 2022

### **Resolved**

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

#### Cleaning

3.1 Large 660L bins are getting broken again and the building manager is organising an additional four bins.

#### Building Management

3.2 There were reports from several residents about the improper and unauthorized use of the tennis courts and the committee agreed to limit the number of people using the tennis court and the building manager will monitor this.

#### Recreational Facilities

3.3 A new Pool and Spa Heaters proposal is being looked into by Richard Langham Plumbing. Matt Walsh the pool contractor is working on a proposal for heat pumps and the plumber is looking at gas heaters.

3.4 The cross trainer approved at the last AGM has been delivered. The service of the gym equipment was completed in April. However, two treadmill machines have issues and a contractor has inspected and will provide a cost of repair in the next few weeks.

#### Access system/CCTV/TV/ Internet

3.5 The building manager will organize and carry out access swipes audit and current residents contact details, pet register as well as Electric Vehicle charging questionnaire all scheduled for June/July 2022. The delays are due to staff shortages due to Covid and the flu season. The set start date for the audit is 27 June for approximately one week.

3.6 The building manager is still looking for new contractors to take over the regular maintenance of the fiber optic equipment. The building manager approached two other contractors who need to inspect the equipment in the next few weeks before quoting.

#### General repairs and maintenance of common property

3.7 Lift 5 in foyer 6 was out of service again for several days from Friday 10 June. This has since been fixed.

3.8 The replacement of stand-alone smoke detectors in common areas will be replaced with new ones as approved by the AGM (most of existing detectors are more than 10 years old). Works have been delayed and will start on 20 June and will be completed within the next few weeks.

3.9 B&D is requested to check and update contact details for ADT fire monitoring (looks like BM and Tony Moon were removed).

3.10 The Annual Fire Safety Inspection for 2022 will take place on 5 July and notices will be circulated this week.

3.11 The Upper car park gate that was damaged during October 2021 has finally been fixed with a new gate and the motor replaced. The Strata Manager to follow up with Strata Insurance to arrange a refund from AAMI.

3.12 The Upper car park level 3 NO PARKING signs will be installed this week.

#### Major works/ upgrades/ water ingress issues

3.13 During recent storms there were a number of water ingress/leaks reported: foyer 6 units 121 and 118, foyer 7: units 138, 134, 130. Those water ingresses were related to faulty waterproofing over the structural building joint. Water is still entering those units and it is recommended to appoint a contractor to carry out temporary repairs.

3.14 Glass bricks in foyer 10 were treated with further water repellent and are being 'weather tested' before the foyer and stairwell carpet is replaced.

#### 4. Strata Managers report and correspondence

##### **Resolved**

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

4.1 Unit 27 have planned renovations and their architect has asked me for the procedures for major and minor renovations and will advise of planned works and approval procedures in due course.

4.2 Airconditioning fan was put in by one of the lots on their balcony and building manager to follow up and see if approval was given to the lot in question.

4.3 Lots 43, 72 and 115 reported water leaks that are being followed up by the building manager.

4.4 Lot 74 sliding rollers on doors need repairing and will be followed up by the building manager.

#### 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 AM advised that Stephen Howes Lot 16 is chair of the Electric Vehicle Charging working group (SH, AM, TM).

5.2 The strata manager will continue to follow up with the Engineer who is organizing the remedial works contract with Fluid for Project B balcony works. The building manager will follow up with lot 119 in relation to the mold cleaning issues until the work begins.

5.3 It was approved by the committee that unit 21 and the Owners Corporation will share a 50-50 split in the cost of the Direct Building Services quote for \$14,245.

5.4 It was also agreed that before the committee could approve the restarting of Lot 43 renovations following a stop work order, the owners of Lot 43 are required first to lodge all documentation relating to the renovations at:

<https://www.planningportal.nsw.gov.au/onlineDA> - Once approval is given by North Sydney Council the SC committee will review the application for any new requirements. The SC has no authority to allow a partial start-work pending granting of the DA.

5.5 The building manager will provide information during the swipes audit to residents in relation to council clean up procedures that have changed recently.

The next committee meeting is on **2 August 2022**.

There being no further business, the meeting closed at 7.19 pm

**Date of Minutes: 10 July 2022**

**Bright & Duggan Pty Ltd**

**Managing Agents for Strata Plan 47991**