

Minutes of Strata Committee Meeting

Strata Plan	47991
Name	ROCKLANDS RD - 41
Address	41 Rocklands Road WOLLSTONECRAFT NSW 2065
Meeting Date	13 September 2022
Time	6:05 PM
Venue	Bright & Duggan offices and Zoom Level 1 37-43 Alexander Street Crows Nest NSW 2065
Present	AM (Lot 44) JC (Lot 95) SW (Lot 86) RV (Lot 129) MR (Lot 71) MP (Lot 133) Zoom AH (Lot 89) Zoom TM (Lot 87) Zoom
In attendance	James Azar, Bright & Duggan Boris Smagarinsky, Bright & Duggan Kris Pruszynski (Kristal) Stephen Howes Lot 16 Sharon Henderson Lot 43
Chairperson	SW (Lot 86)

Motions

1. Minutes

Resolved

That the minutes of the last strata committee meeting held on 2 August 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 August 2022 for the administrative fund and capital works fund be adopted.

3. Building Manager's Report for SCM 13 September 2022

Resolved

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

Gym

- 3.1 Multi station machine cables are broken again. Repairs are scheduled for later this week. The BM will arrange for quotes to replace multi station machine. The cost of new equipment may be used for planning for next year's budget. An upgrade/replacement of that machine is regularly being requested by residents using the gym for some time.

Access system/CCTV/TV/ Internet

- 3.2 BM is still looking for new contractor to take over regular maintenance of the equipment. BM approached two other contractors to inspect our equipment next week. Currently one apartment needs urgent repairs.

General repairs and maintenance of common property

- 3.3 The 125 Amp breaker tripped three times affecting all apartments in foyer 7. Crown Electrical has ordered a new breaker and will replace it as soon as it will be in stock – this is the first recommended step to identify and rectify the problem.

Major works/ upgrades/ water ingress issues

- 3.4 Water ingress during recent storms required temporary repairs in foyer 6: units 121 and 118, in foyer 7: units 138, 134 and 130. Those water ingresses were related to failed waterproofing over the structural building joint.
- 3.5 The cost proposal for the carpet replacement in foyers 5,8,9,10 and level 2 in foyer 6 was confirmed by the contractor. The works are being scheduled for October 2022.

4. Strata Managers report and correspondence

Resolved

That the Strata Manager's report, and correspondence be received, discussed and acted upon as required.

- 4.1 Lot owners undertaking renovation work need to advise the building manager and strata manager at least 14 days in advance of start of work following by-law approval of the work.
- 4.2 One of the lots is in arrears by more than two quarters and the Strata Manager will follow this up , provide a warning before legal action is initiated.
- 4.3 Fire defect quotes relating to dampers and the fire hydrant will be discussed with the Fire consultant during the fire order process.
- 4.4 The Strata Manager to follow up with the committee on the budget and proposed AGM date.

5. Common Property

Resolved

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

- 5.1 The contract for project B contract was signed by the strata manager on 9 September 2022 and the work is scheduled for February 2023. The mould cleaning for units 119 and 121 is now complete.
- 5.2 A proposal for the pool/spa heating using heat pumps rather than gas was provided and the committee decided to proceed with that option subject to clarifying some details and ensuring the proposed location of the pumps will not create noise issues for residents. AM and SW discussed the proposal, and the locations and AM had a meeting with the contractor to discuss the location for the pumps.
- 5.3 The committee have been asked to list items they wish to include for the 2022/23 budget for the next meeting and the Strata Manager to follow this up before the next meeting.
- 5.4 Stephen Howes Lot 16 provided a presentation to the committee on what is needed to set up EV charging stations at the building which includes organising a consultant to advise on infrastructure, the ability to cope with the electrical load and location/s required. Stephen Howes, AM, TM and SW to follow up on quotes from EV consultants and have a recommendation ready for the next meeting. This cost will need to be included in the budget for next year
- 5.5 The committee approved the Building Code Professionals Consultant Fee Proposal to follow up with the North Sydney Council Fire Order Notice. The Strata Manager to advise the council the owners corporation have hired a fire consultant to carry out a detailed on-site audit of the building and to advise the strata committee.
- 5.6 The committee approved Lot 43 to continue with their bathrooms and laundry renovations that require waterproofing and replumbing. These works are exempt works under the EPA Act and DBP Act and regulations and are not conditional on having a DA. The committee also noted that the strata manager must inform lot 31 and all future requests for bathroom renovations of the need to install a tempering valve during these works.
- 5.7 The annual height and safety certification was delayed by the contractor and will be followed up by the building manager.

The next committee meeting is on 18 October 2022.

There being no further business, the meeting closed at 7.33 pm

Date of Minutes: 20 September 2022

Bright & Duggan Pty Ltd

Managing Agents for Strata Plan 47991