



australia's strata leader

Minutes of

Strata Committee Meeting

To The Owners of – Plan No 47991

41 ROCKLANDS ROAD, WOLLSTONECRAFT, NSW, 2065



Meeting Date:	31 January 2023
Time:	Following AGM
Address:	Crows Nest Community Centre, 2 Ernest Place, If you cannot attend face to face and wish to hook onto zoom at the event please email the strata manager who will provide a zoom link., Crows Nest, NSW, 2065
Present:	Maureen Helena Tully (Lot 42) Committee member present Stephen Richard Wardrop (Lot 86) Committee member present Trent Ian Mackie (Lot 87) Committee member present Amy Lian Imm Lim (Lot 88) Committee member present Ze Quan He (Lot 89) Committee member present Robert J Vernon (Lot 129) Committee member present Kristen Louise Rowley (Lot 141) Committee member present
In attendance:	James Azar Bright & Duggan Boris Smagarinsky Bright & Duggan Kris Pruszynski Kristal Building Manager
Chairperson:	James Azar
Apologies:	David Pengilley (Lot 138) James Chong (Lot 95)
Quorum:	Yes, 50% or more of strata committee members in attendance

1. Election of the Chairperson

Resolved that the strata committee, in accordance with Strata Schemes Management Act 2016 (NSW) , elects James Azar Bright & Duggan to chair this meeting.

Motion CARRIED.

VOTES FOR : 7 AGAINST: 0 ABSTAINED: 0 Inv: 0

2. Minutes

Resolved that the minutes of the last strata committee meeting held on 13 September 2022 be adopted as a true and accurate record of the proceedings of that meeting.

Motion CARRIED.

VOTES FOR : 7 AGAINST: 0 ABSTAINED: 0 Inv: 0

3. Election of Officers

Resolved that the strata committee, in accordance with regulation 11, resolves to elect Stephen Wardrop as the chairperson, Robert Vernon as the secretary and Trent Mackie as the treasurer of the committee.

Motion CARRIED.

VOTES FOR : 7 AGAINST: 0 ABSTAINED: 0 Inv: 0

4. Term of Appointment

That the strata committee, in accordance with section 50(6)(a), acknowledges the term of the strata management agency agreement with Bright & Duggan Pty Ltd ends on 6/12/23. The agreement will be extended for three months as per the regulation and renewed at the next Annual General Meeting.

5. Window Safety Devices

Defeated that the strata committee resolves to do the following:

1. Engage a suitably qualified consultant or contractor to carry out an inspection and submit a corrective actions report, in compliance with regulation 30;
2. Delegate to the building manager and/or strata committee to determine and resolve the corrective actions (if any), engage suitably qualified contractor to complete any works and submit a compliance statement; and
3. Delegate to the managing agent any functions pursuant to the strata management agency agreement (additional services schedule where applicable) to undertake any of the above.

Motion DEFEATED.

VOTES FOR : 0 AGAINST: 7 ABSTAINED: 0 Inv: 0

6. Common Property Safety Audit

Defeated that the strata committee resolves to do the following:

1. Engage a suitably qualified consultant or contractor to carry out an inspection and submit a corrective actions report, in compliance with the Work Health & Safety Act 2011 (NSW);
2. Delegate to the building manager and/or strata committee to determine and resolve the corrective actions (if any) and engage suitably qualified contractor to complete any works; and

3. Delegate to the managing agent any functions pursuant to the strata management agency agreement (additional services schedule where applicable) to undertake any of the above.

Motion DEFEATED.

VOTES

FOR : 0

AGAINST: 7

ABSTAINED: 0

Inv: 0

7. Appoint Contact and Substitute Contact

Resolved that the Strata Committee resolves to appoint Robert Vernon a member of the Strata Committee to liaise with the strata manager and be the strata manager's primary point of contact. Further, that Stephen Wardrop and Trent Mackie alternate members of the Strata Committee be nominated to liaise with the strata manager as a substitute contact in the event of the absence of the primary contact.

Motion CARRIED.

VOTES

FOR : 7

AGAINST: 0

ABSTAINED: 0

Inv: 0

8. Other Business

That the strata committee discuss any further items of business that attendees wish to raise at the meeting and resolve how those will be dealt with at a later meeting (noting that depending on the nature of the item, it may not be able to be resolved at the meeting).

- Visitor Car Park - Attached was an interesting article about visitor car park. Moved by Jim Chong who wasn't in attendance this will be on the agenda at the next Strata Committee Meeting.
- Renovations approval Lot 65 - Commencement Date early February 2023 was approved by the committee subject to the terms and conditions of the minor renovations application form.
- The committee was not aware of the Increased Tennis court use and loud activities, any specific cases require evidence of any breaches.
- New Pet Application Lot 62 - Pet Cat approved.
- The Civil Fire quote for \$6,537.50 was approved by the committee for fire defects from the most recent fire inspections.
- Fire Damper Quotes - Kris is following up on further quotes and will advise the committee at the next meeting.
- Project B - Alert regarding scaffolding was sent to all owners at the building and commencement of Project B in February 2023.
- The committee approved legal representation with PBL in relation to the Fire Order and for the lawyers to get a further extension to the deadline 14 February 2023.
- Unit 21 painting of Door dispute with owner. The committee advised this problem was between Lot 21 and the contractor. Lot 21 needs to send a letter to the contractor to make good.
- Carpet Installation of the common areas is in progress and mostly likely will take place in March 2023.
- Pet Dogs breach of by-laws needs to be followed up with evidence and specific units.
- Lot 43 Development proposal as per their renovations approved in Special by-law 24 was sighted by the previous committee in accordance with the by-law.
- Unit 122 new renovation was not approved because the committee require more information such as the scope of works and diagrams and once the committee are satisfied with this lot 122 will require a by-law approval at a general meeting to become responsible for the works.
- The noise complaints in relation to the new water heaters are being monitored and no immediate action is require for now.
- The payment plan of the lot who emailed Bright & Duggan has been rejected by the committee based on the bad track record.

9. Next Meeting

That the strata committee determines the date of the **next meeting Tuesday 7th March 2023** at Bright & Duggan offices.

There being no further business the meeting closed at 8.05 PM.

**Bright & Duggan Pty Ltd
Managing Agents for Plan No 47991**