

Minutes of

Strata Committee Meeting

To The Owners of – Plan No 47991

41 ROCKLANDS ROAD, WOLLSTONECRAFT, NSW, 2065



Meeting Date:	7 March 2023
Time:	06:00 PM
Address:	B&D offices and zoom offered but you must request link from SM, Level 1, 37-43 Alexander Street, CROWS NEST, NSW, 2065
Present:	Ms Maureen H Tully (Lot 42) Committee member present Mr Stephen Wardrop (Lot 86) Committee member present Trent Mackie (Lot 87) Owner present (Zoom) Ms Amy L I Lim (Lot 88) Committee member present Andy He (Lot 89) Owner present (Zoom) Mr James Chong (Lot 95) Committee member present Mr Robert J Vernon (Lot 129) Committee member present Mr David Pengilly (non-financial) (Lot 138) Committee member present Ms Kristen L Rowley (Lot 141) Committee member present
In attendance:	James Azar Bright & Duggan Tony Moon Lot 44 Wayne Rowley Lot 141 Kris Pruszynski Kristal Building Manager
Chairperson:	James Azar
Apologies:	
Quorum:	Yes, 50% or more of strata committee members in attendance

1. Minutes

Resolved that the minutes of the last strata committee meeting held on 31/1/23 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.

- Lot 12 Pet approved.

Passed by Simple Majority

2. Financial Statements

That the attached statements of financial position performance for the period ending 28 February 2023 for the administrative fund and capital works fund be adopted.

Passed by Simple Majority

3. Building Supervisors Report

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

Passed by Simple Majority

- Reported issues with pool cleaning: after the pool was re-opened the BM- building manager observed its heavy use, services for pool water, cleaning and vacuuming are being adjusted (increased) to meet new requirements.
- Proposal from ROGO Security for \$16,000 ex GST plus \$4,760 ex GST (recommended option) was attached for discussion. Kris to organise further quotes to provide to the committee for approval.
- Visitors parking will be discussed further at later meetings, however the building manager recommended the SC to revise the laws for the use of visitors car parking spaces to limit the use of the space for visitors only for 24 hours but special exemptions will apply subject to request and approval of the committee.
- The BM has continued to monitor breaches relating to dogs barking and new signs will be put in place that says no dogs allowed on the grass common property areas.
- The Electrical Vehicle charging options was discussed with the committee with a proposal from Shelmerdines for \$3,000. The committee will continue to look at all the alternatives and provide approval after further investigations with other quotes obtained.
- The BM discussed putting in a moving in and moving out by-law with bond deposit during the moving process to protect common property damage. The Strata Manager will provide the committee at the next meeting a draft by-law that may use. Furthermore the BM recommended the renovations application and work process to be reviewed to avoid any illegal works and rubbish dumping by owners who renovate.
- The committee approved the quote from Northshore Health for \$9,100 for the multi station machine with extra leg press.
- The fire damper quotes and works will be delayed and possibly tied into the fire compliance order project.
- Project B – balconies rectification: area for site office and equipment storage for builders (Fluid) was cleared, and all junk including materials from previous renovations was rejected by council were removed by the building manager.
- Main entry tiled steps – metal safety nosings to be installed to prevent tiles from further damage and to make steps safer.
- Carpet replacement in foyers 5,8,9,10 and level 2 F6 is completed.
- Painting in foyers 5 and 9 after carpet replacement – completed.

- Unit 27 – application sent – BM spoke with owners and will provide further details as requested by the SC.
- Unit 65 works approved at the last SC meeting at the AGM will start on 13 March 2023. The building manager will look into the works they are conducting to make sure its all being done in accordance to their application.
- The BM will look into the Issues in relation to the safe ramp access for wheelchair and prams which is not resolved and get back to the committee.

4. Strata Managers report and correspondence

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

Passed by Simple Majority

- The BM reported that the mould growth in Lot 134 was being cleaned by the mould cleaning company.
- The committee requested to hold off on any further investigations and works by Grant McGrath on the fire matters. The SM to provide a copy of the cost agreement/quote to the committee that was supplied by Grant McGrath last August 2022.

5. Common Property

Resolved 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).

Subcommittee/working group reports

Major Works

- Update of Project B – This project is in progress and further updates will be provided by the Engineer.

EV Working Group

-The committee will continue to review this project and provide further updates in due course.

Other common property matters

-Notice of intention from council and lawyer's (PBL) update and reassessment of lawyers was discussed.

- the Committee "resolved" to appoint two Committee Members with assistance of Lot 44 owner Tony Moon to prepare a proposal for the Committee's approval out of session, including:
 - a shortlist of relevant accredited Fire Safety professionals from whom quotes will be obtained for them to review Grant's report, to define the scope of required work needed to comply with the NCC fire safety requirements, to prepare detailed specifications to be used in tender materials, and to oversee and certify the works of the successful tenderers who are contracted;
 - to update Council on progress; and
 - a communications strategy to update all unit owners on progress, to advise them that once the selected fire safety profession has confirmed the required scope of work and confirmed this work with the North Sydney Council, to alert them to an extraordinary meeting which will be called in the near future to obtain approval to go to tender for the required works and to raise special levies to cover the anticipated costs of those works.

- The committee acknowledge they received Lot 43 DA approval for their renovations works.
- Lot 21 Door works dispute with DBS to be resolved by both the Strata Manager and the building manager who will meet the contractor on site and report back to the committee.
- The committee agreed to make the secretary Robert Vernon the second Authorised signatories in invoice hub along with Trent Mackie the Treasurer.
- The Bollards that were installed in the disabled parking spaces were installed on approval of the committee to stop illegal parking. During the lift replacement back in 2019 the disabled parking was only used temporarily, and this parking area is not for the use of disabled people living at the building but this is only for genuine visitors who are disabled and for the use of contractors approved by the committee.
- The Pacific Park Website will be reviewed by the committee and discussed at the next meeting.

Passed by Simple Majority

6. Next Meeting

Resolved that the next strata committee will be held on Tuesday 18 April 2023 6pm.

Passed by Simple Majority

There being no further business the meeting closed at 7.30 PM.

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