

Minutes of

Strata Committee Meeting

To The Owners of – Plan No. 47991

41 ROCKLANDS ROAD, WOLLSTONECRAFT, NSW, 2065



Meeting Date:	18 April 2023
Time:	06:00 PM
Address:	Level 1 Reception Area, Level 1, 37-43 Alexander Street, CROWS
Present:	SW (Lot 86) and chaired the meeting DP (Lot 138) RV (Lot 129) JC (Lot 95) TM (Lot 87) KR (Lot 141)
In attendance:	James Azar Bright & Duggan Kris Pruszynski Kristal Building Manager Tony Moon Lot 44 Loretta McKee Lot 122 Alexander Whitman Lot 124 Yin Zhang Lot 143 Wayne Rowley Lot 141
Apologies:	AH (Lot 89) AL (Lot 88) MT (Lot 42)
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 7 March 2023 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 160 pet dog was approved.
- Fluid Project B progress payment instalment 2 was approved by committee for \$202,147.05.

2. Financial Statements - Resolved

That the attached statements of financial position performance for the period ending 31 March 2023 for the administrative fund and capital works fund be adopted.

- The one previous lot owner who had outstanding levies for more than 4 quarters has paid the majority of their levies that were outstanding. This is being closely monitored and interest continues to get charged until paid in full.

3. Building Supervisors Report - Resolved

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

Cleaning

- It was reported that council clean up collection was in 2 weeks and the building manager will advise all the occupants. In between clean ups occupants must not dump items on the common property, and anyone caught will be issued a breach and possibly paying for the removal of the rubbish. The building manager also advised the committee for the duration of Project B a new proposed dedicated area for storing dumped items by the contractors has been proposed and the area is next to the visitors car spot and there are currently building materials sitting there on a pallet which the contractors are using.

CCTV

- The Strata Committee received four quotes for the CCTV upgrade and approved the quote from ROGO for \$16,000 plus GST.

Parking

- There has been increased parking activity within the car park due to contractor's vehicles parking including those of Fluid for Project B. The building manager will look to tighten the use of the 2 spots that Fluid are allowed to use and they should not be parking any more vehicles. The Building Manager will also limited the use of the visitor spaces for visitors only for 24 hours with special exemptions.

Pool & Spa

- There were complaints made by an owner regarding the noise from the Pool/Spa heat pump units which only operate between 8am and 8pm. The committee didn't agree that the sound was loud enough to warrant and investigation of the pumps. However, the building manager will organise a sound measurement to see if the noise is within the council noise compliance.

Gym

- A new multi station machine was installed.

General Repair and Maintenance

- The main entry tiled steps will require metal safety nosings to be installed to prevent tiles from further damage and to make steps safer and the building manager will follow this up.
- The Repairs and painting in foyers 10 and 8 after the carpet replacement was completed.

4. Strata Managers report and correspondence - Resolved

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

- The engineer for Project B has issued a warning against Fluid for starting works in the early hours and before the council allowed work times. Fluid has sent its apologies.
- The authorised signatories in invoice hub has been sorted out and the payments approval process is working.

5. Common Property – Resolved

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

- Project B is progressing on time despite some recent weather delays. The small variations provided to the committee was approved and the Strata Manager will inform the Engineer.
- DP will investigate the alternative exit path matters from Fire Stairs in Foyer 4 and get back to the committee.

EV Working Group

- This will be carried forward to the next meeting.

Fire Safety Development Control Order update

- The committee approved the legal advice pertaining to the fire safety order, this revolves around interpretation of "effective height" under the NCC. DP will advise the lawyers and provide the details to the Strata Manager to organise a formal work order.
- The Strata Manager to check if the council agreed in writing to extend the Fire Development Control Order response.
- The committee are continuing to review several quotes to engagement consultants to Project Manage the fire safety order process and this will be dependent on the legal advice relating to the effective height matters.
- The Strata Insurance was renewed for 6 months and this will be reviewed after it becomes more clearer in relation to the status of the development control order.

Other common property matters

- The committee approved the Strata Manager to organise the common seal stamp for Lot 43 that is required for the construction certificate by Private Certifier and is in compliance with Lot 43 by-law in place.
- Lot 27 by-law draft approval and renovations application was discussed and require the Owner to provide more detailed plans to the committee.
- The strata manager and the building manager were in agreement with the painting colour the contractors DBS required to resolve the Lot 21 repairs and this will be organised with the building manager in the next few weeks.
- Lot 16 Vergola and Lot 122 Pergola/Vergola will be looked at by SW and the building manager more closely and this will be communicated to the committee. All structures that will be over 25 meters high require a Development Approval by the council.
- The Pacific Park Website requires a rebuilt due to being hacked by spam issues and RV will work on this with the help of JC on the committee.
- The Strata Manager will issue breach notices to those units with barking dogs and continued breaches may result in a notice to comply.

6. Next Meeting - Resolved

The strata committee determined the date of the next meeting as Tuesday 30 May 2023.

There being no further business the meeting closed at 7.32pm.

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