

Minutes of

Strata Committee Meeting

To The Owners of – Plan No. 47991

41 ROCKLANDS ROAD, WOLLSTONECRAFT, NSW, 2065



Meeting Date:	30 May 2023
Time:	06:00 PM
Address:	Level 1 Meeting Room, Level 1, 37-43 Alexander Street, CROWS NEST, NSW, 2065 Also scheduled Zoom meeting was available.
Present:	SW (Lot 86) and chaired the meeting TM (Lot 87) AL (Lot 88) AH (Lot 89) JC (Lot 95) RV (Lot 129) KR (Lot 141)
In attendance:	James Azar, Bright & Duggan Kris Pruszynski, Kristal Building Manager Tony Moon Lot 44 Wayne Rowley Lot 141 Alexander Whitman Lot 124 Iliia Karatchevtsev & Inna Karatchevseva Lot 1 Ying Zhang Lot 2
Apologies:	DP (Lot 138) MT (Lot 42)
Quorum:	Yes, 50% or more of strata committee members in attendance

1. Minutes - Resolved

Resolved that the minutes of the last strata committee meeting held on 18th of April 2023 be adopted as a true and accurate record of the proceedings of that meeting.

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

- Fluid Project B progress payment 3 - approved by Grainne and paid for \$63,488.78.
- Lot 21 Minor works Flooring application approved.
- Lot 16 & Lot 122 pergola approvals including Fluid hoist approval at owners cost.
- Lot 69 Pet Application approved.

2. Financials - Resolved

That the attached statements of financial position performance for the period ending 23 May 2023 for the administrative fund and capital works fund be adopted.

- Consulting fees in the capital works fund account needs reclassification and separated between what is paid for Project B and any other consulting fees.

3. Building Supervisors Report - Resolved

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

CCTV

- Approved CCTV upgrade works will be completed by the end of this week.
- Due to large numbers of change of tenants the building manager plans to carry out the access swipe audit in July 2023.

Building Management

- The building manager observed many residents storing household items such as shoes and bikes outside of their units which is a fire hazard and obstruction of common property. The Strata Manager advised that a note should be written on the items and if not removed within 48 hours, then the items will be confiscated.

Recreational Facilities

- Lots 1 and 2 attended the meeting and addressed the committee about the noise from the pumps of the pool heating system installed in December 2022. The owners of Lot 1 described the noise from the pumps as a constant humming noise that was ringing in their ear all day, it wasn't loud, but the very low humming frequency was very annoying. The lot owners advised the committee if a cover could be installed over the pumps to reduce the noise frequency. The committee advised the owners of lots 1 and 2 the committee would consider any engineering solutions provided the owners provided a list of companies that could possibly come up with a solution to reduce the noise.

4. Strata Managers report and correspondence

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

- Lot 141 received approval from the committee to install a cover for their pergola roofing as long as they adhered to the pergola bylaws already in place and they submitted their renovations application to the strata manager.
- The building manager was asked to look into putting a sign not allowing dogs accessing the back lawn behind foyer 10 where they are doing their business.
- Unit 121 tenant was complaining about noise from the Project B works and was asking for a rent reduction and the building manager advised they provided plenty of notices all over the complex including informing the owner of unit 121 about the works. The committee advised any issues the tenant had was between the owner and their tenant.
- Direct Building Services were required to come back and finish off the works in unit 21 including the painting of the whole balcony door frame on the another side of the apartment and the same deal as the windows on the right hand side of the unit.
- A minor leak was reported in unit 80 balcony and the building manager is aware of this and has been in contact with unit 80 owners.
- The building manager will follow up with the Engineer Grainne regarding the water ingress reported in unit 156.
- One of the owners requested the committee to put up more signs on the walls for no parking on common property and the building manager will investigate this.
- Unit 16 complained about dirt from the Project B works impacting their unit and the building manager will sort this out with the lot owner. Also the Engineer reported that the lift shaft walls required maintenance near unit 16 and the building manager will follow this up.
- The paint colour for hobs and Slab edges on building was confirmed by the committee as classic Khaki mixed and the paint mix sample after the painting was required for future painting touch ups and the building manager will follow this up with Grannie and Fluid.

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

- Project B is progressing on time. TM reported some large pieces of wood had fallen on his balcony and the building manager would follow this up with the engineer to make sure Fluid cleaned it up and more importantly to become aware of this because it could cause an accident.

The committee continue to investigate and monitor the alternative exit path from the fire stairs in foyer 4.

EV Working Group

This will be carried forward to the next meeting.

Other common property matters

Fire Safety Development Control Order update.

-AE&D provided an update and advice where it considers the effective height measurement as though the BCA 2019 interpretation would apply to the building. They advised the former BCA within the Rockdale Case would apply. However, the Rockdale principles are not relevant to the BCA 2019 interpretation of effective height, because the words 'egress' is not considered to apply any longer. The words, natural ground level and finished ground level now applies, which provides a very different measuring standard, but it was noted this has not been tested in Court. Tony Moon and SW will ring AED to request a further extension and to meet up with council if possible, to debate the determination of the effective height of the building.

6. Next Meeting

Resolved that the strata committee determined the date of the next meeting being 18 July 2023.

There being no further business the meeting closed at 7.50 PM.

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