

# Notice of Strata Committee Meeting

Strata Plan	47991
Name	ROCKLANDS RD - 41
Address	41 Rocklands Road WOLLSTONECRAFT NSW 2065
Manager	James Azar
Meeting Date	08 February 2022
Time	6:00 PM

Meeting Format	Teleconference Meeting
Application	<b>Zoom</b>

ZOOM LINK

<https://us06web.zoom.us/j/84813041077?pwd=QXI1clRJNnRtWTVpb3l0MS80Ym45Zz09>

Meeting ID: 848 1304 1077

Passcode: 069721

## IMPORTANT NOTES

*Voting at this meeting is conducted in accordance with the provisions of Regulations 14 and 15 of the Strata Schemes Management Regulation 2016, at which meeting a pre-meeting electronic voting may be conducted. Matters may be determined Choose an item. Owners or their nominees are not required to attend the meeting and may submit a Voting Form forming part of the notice of this meeting. If you are submitting a Voting Form, you must: a) vote in accordance with the Instructions contained on the Voting Form, and b) submit the Voting Form at least 24 hours prior to commencement of the meeting.*

All of the relevant documents for this meeting can be easily accessed on the StrataMax Portal via your link through the Bright & Duggan website at [www.bright-duggan.com.au](http://www.bright-duggan.com.au)

## Motions

### 1. Minutes

That the minutes of the last strata committee meeting held on 6 December 2021 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.

- Pet approval Lot 131.
- Air Conditioning approved Lot 21.
- Pet approval Lot 58 paper work provided.

### 2. Financial Statements

That the attached statements of financial position performance for the year ending 31 January 2022 for the administrative fund and capital works fund be adopted.

### 3. Building Supervisors Report

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

### 4. Strata Managers report and correspondence

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

### 5. Common Property

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

- Project B - Units 16, 95 and 122 Tender and insurance renewal declaration of works.
- Project A – Final invoice to Fluid for \$12,490.58
- Gigacomm installation notice.
- \$5,000 bond refund relating to 2016.
- \$4,000 bond paid by Lot 21 relating to Special by-law 14.
- \$25,000 bond delayed payment due to renovations pushed to May/June 2022.
- Scheme membership renewal for Strata Community.
- Covid restrictions/omicron variant considerations.
- Smoking and dogs barking.
- Main gate to parking still broken.
- Some tenants are not parking the car properly, 1/4 car sticks out of garage.
- Garage Cage/Door very rusty. Need a good clean.
- Water leaking out to the parking area when raining.
- Next meeting Date.

**Date of Notice: 01 February 2022**  
**Bright & Duggan Pty Ltd**  
**Managing agents for Strata Plan 47991**