

Notice of Strata Committee Meeting

Strata Plan	47991
Name	ROCKLANDS RD - 41
Address	41 Rocklands Road WOLLSTONECRAFT NSW 2065
Manager	James Azar
Meeting Date	02 August 2022
Time	6:00 PM
Venue	Bright & Duggan offices Level 1 37-43 Alexander Street Crows Nest
Zoom link	Also available on ZOOM Advise if you wish a zoom link but please let james.azar@bright-duggan.com.au know.

AGENDA

Motions

1. Minutes

- That the minutes of the last strata committee meeting held on 23 June 2022 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

2. Financial Statements

That the attached statements of financial position performance for the year ending 31 July 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.

Subcommittee/working group reports

Major works

- status of project B contract due to start February 2023 and decision on safe access arrangements, removal and storage of Planter Pots and Plants on affected balconies.
- unit renovations #31, #43 requires bylaw approval.

Other common property matters

- Notice from Council of intention to issue a Fire safety order. Recommendation of an appropriately registered building surveyor familiar with codes applicable to Pacific Park.
- Height & Safety Certificate due 12 August 2022.
- Pool and Spa heating options. Affect of changes in regulations.
- Unit 119 mould cleaning.
- Warning letters sent to Lots 102, 142 regarding barking dogs.
- Next meeting 13 September 2022.

Date of Notice: 26 July 2022

Bright & Duggan Pty Ltd

Managing Agents for Strata Plan 47991