

**Minutes of**

**Strata Committee Meeting**

To The Owners of – Plan No. 47991

41 ROCKLANDS ROAD, WOLLSTONECRAFT, NSW, 2065



- Meeting Date:** 18 July 2023
- Time:** 06:00 PM
- Address:** Level 1 37-43 Alexander Street Crows Nest, Level 1, 37-43 Alexander Street, CROWS NEST, NSW, 2065  
Also scheduled Zoom meeting was available.
- Present:** SW (Lot 86) and chaired the meeting  
MT (Lot 42)  
AL (Lot 88)  
JC (Lot 95)  
RV (Lot 129)  
KR (Lot 141)
- In attendance:** James Azar Bright & Duggan  
Kris Pruszynski, Kristal Building Manager  
Tony Moon Lot 44  
Alexander Whitman Lot 124
- Apologies:** DP (Lot 138)  
TM (Lot 87)  
AH (Lot 89)
- 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 30th of May 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.

- Fluid Project B progress payment 4 & 5 - approved by Grainne and paid for \$124,953.13 and \$220,222.70 respectively. Progress 5 is in the system waiting approval in hub and the approvers will approve accordingly.
- Unit 21 Works completed by Direct Building Services and the owner of unit 21 confirmed works were completed and all satisfactory and payment was released to the contractor.
- Variation for unit 95 building elements out of alignment was approved. Will be completed as part of Project B.

## 2. Financials

### RESOLVED

That the attached statements of financial position performance for the period ending 14 July 2023 for the administrative fund and capital works fund be adopted.

- Caretaker- Telephone charges in the Admin Fund account needs reclassification because there is an entry relating to a cleaning bill that needs to go against the cleaning ledger.

## 3. Building Supervisors Report

### RESOLVED

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

#### Cleaning

- Issues with fortnightly council's collections. Reports and complaints sent to contractor as well as council.

#### Gardening

- Palm trees trim and removal – delay in works as council permit is required (being arranged, SP common seal will have to be affix on application or letter prepared for tree lopping contractor). Other trees trim and dead wood removal will be done altogether with palms.

#### CCTV

- Approved CCTV upgrade works are completed and commissioned.
- New PC and monitor is required for system operation and office works. BM received approval to allow \$1,500 budget to arrange for one. Rogo Security will deliver and setup with all necessary software.

- Due to large numbers of change of tenants the access swipe audit will take place in late July/August.

## Recreational Facilities

### POOL & SPA

- Options for sound insulation for heat pumps – proposals are being obtained.
- Renewal of spa grout – options and proposals are being obtained.
- Pool safety certification was renewed (inspection completed in June).

### GYM

- Two treadmills are not working. A summary report and quote for \$5,900 ex GST was emailed to SC on 28 June for approval and is being followed up by the building manager.

## 4. Strata Managers report and correspondence

### RESOLVED

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

- The new owner in unit 6g requested approval for new timber flooring and this will be sent to the committee for approval once the new owner has been updated in the roll.
- Unit 72 ongoing leak is being investigated by the Engineer and the building manager will follow up and report back to the agent.

## 5. Other Business

### 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 and is scheduled to be completed in September/October 2023.
- Unit 16 lift overrun will be conducted after project B is completed.

#### EV Working Group

This will be carried forward to the next meeting.

#### Other common property matters

#### Fire Safety Development Control Order update.

- The committee is waiting for the AE&D milestone plan for the scope of works which includes a fire engineer to undertake the documentation solutions of the defects and the committee are waiting on two quotes to approve a fire engineer. One of the Fire Engineering companies requested payment of \$1000 to provide a comparative quote and the Strata Committee approved this quote. AE&D will continue to update council and the Strata on the progress of the project. The Strata Manager will continue to update the Strata Insurance on the project status. The effective height argument is still in discussion with AE&D.

- The Fire Safety Development Control Order update will be communicated to all owners and the committee are working on the wording and after committee approval it will be distributed to all owners. Funding for the

remedial works relating to the fire upgrade will be discussed at a later stage more likely after the tender process.

- The building manager advised that they were under the impression that the Annual Fire Statement and the Civil Fire Defect quotes were not required for approval because it would be absorbed by the fire upgrade project and the Strata Manager will follow this up with compliance.
- Lot 27 additional information provided for renovation bylaw amendment was approved by the committee provided there was no structural work taking place.
- Lot 43 Construction certificate was finally approved by the council after 12 months for their works and the chairperson and strata manager has sighted this.
- The Pacific Park Website is operational again and all information is back to where it was in November 2022 and RV is updating the latest notices and minutes to it.
- The strata manager to follow up to make sure the OCN has been renewed.

## 6. Next Meeting

### **RESOLVED**

Resolved that the strata committee determined the date of the next meeting being 29 August 2023 and following that 10 October 2023.

**There being no further business the meeting closed at 07:16 PM.**

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