

Minutes of

Strata Committee Meeting

To The Owners of – Plan No. 47991

41 ROCKLANDS ROAD, WOLLSTONECRAFT, NSW, 2065



Meeting Date:	24 October 2023
Time:	06:00 PM
Address:	Level 1 B&D Offices, Level 1, 37-43 Alexander Street, CROWS NEST, NSW, 2065 (included Microsoft teams)
Present:	Mr SW (Lot 86) TM (Lot 87) JC (Lot 95) RV (Lot 129) DP (Lot 138) KR (Lot 141)
In attendance:	James Azar Bright & Duggan Kris Pruszynski, Kristal Building Manager Tony Moon Lot 44 Wayne Rowley Lot 141 Patrick Hooper Lot 139
Chairperson:	Mr Stephen Wardrop
Apologies:	MT (Lot 42) Patricia Howes (Lot 16)
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 29th of August 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.

- The Strata Manager to investigate any overcharges in the Strata Manager Consultancy account and disbursements account after 31 October 2023 and reverse any charges that are over budget and the details to be provided to the committee with supporting document of the last management agreement.
- The Strata Manager to investigate and put forward a case with B&D management about any refund in insurance commissions received in relation to the higher insurance premiums and to relay the resolution to the committee with evidence.
- The committee approved the Annual Fire Statement to be issued without the Fire Seals/Fire Damper works which will be taken care of during the Fire Order project works and this will be noted on the AFS.

2. Financials

RESOLVED

That the attached statements of financial position performance for the period ending 17 October 2023 for the administrative fund and capital works fund be adopted.

- Tony Moon to be forwarded any financials that the committee receives going forward. Tony also advised the SM to reverse the welcome pack charges of \$119 because this information is already provided by the Owners Corporation in their Pacific Park website.
- The Treasurer will organise a draft 2024 budget and provide a copy to the other members of the committee for feedback over email in the next few weeks.

3. Building Supervisors Report

RESOLVED

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

Cleaning

Tennis court surface cleaning is due and the job has been scheduled for mid-November. The periodical cleaning jobs (HP cleaning, windows, weeding etc) all up to date with car park cleaning scheduled for first week in November 2023.

Gardening

Major problem with irrigation system (no water through most of the zones). Issue found with main controller and solenoid valve. Repairs completed, new batteries installed in all controllers and system was programmed for summer time.

Security/Access system/CCTV/Intercom

Full access swipe and cars audit will take place from 13-18 November 2023 with allocated extra staff and full time BM office coverage (no extra charge to OC). Notices and forms will be circulated in the next week providing residents with 2 weeks' notice. All swipes/remotes must be physically presented to BM staff.

Building Management

Visitor Car Parking management notices are being placed on vehicles, so far 6 cars have been identified (residents have made contact with the BM). Written permits will be re-introduced.

Recreational Facilities

The contractor delivered a rental treadmill (free of charge) for the gym until stock will be available.

General maintenance and repairs of common property

Water ingress and building repairs in 9 lots are being investigated by the strata engineer and those owners and agents will be advised in due course and the committee will be updated at the next meeting.

Lifts

The Lift in foyer 4 broke down twice in the last week and the BM has requested a written report from Lift company.

Car park entry gates

The visitor's car parking gate is broken. The quote for repairs for \$8,394 from Racio was approved by the committee due to the security risks leaving the door open. The BM and committee will look at the CCTV tapes to see if anyone can be seen causing the impact damage. The gate has been problematic, and the design of the gate will be investigated by the building manager with the assistance of Patrick Hooper in Lot 139 and the design will be shared with the committee.

Various

The invoice from Height Safety for \$18k is still on hold awaiting clarification. The Engineer who was following this up was not satisfied with the evidence provided and will not approve the invoice has asked the BM to take over the investigations and the BM will report to the committee.

The building manager will look into organising shelving cabinets to place parcels in the foyer that get left in the foyers which looks messy.

The building manager will send a notice to all occupants not to dump rubbish on the footpath without council approval.

4. Strata Managers report and correspondence

RESOLVED

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

- One of the owners advised the SM that occupants were using the power points inside their garage to charge up their electric vehicles and this would be costing the Owners Corporation for the use of the power. The BM will investigate all vehicles in the garage and occupants will be advised not to use the common power to charge their electric vehicles. The Strata Committee and the building manager are look into EV infrastructure proposals which also includes EV grants by the local council.
- Lot 16 was following up on the repairs to the walls of the lift overrun on unit 16 deck, which is in a very bad state of repair. The BM advised this will be sorted out in the next few weeks and quotes provided to the committee for approval.
- Lot 26 requested their plumbing bill reimbursement from the owners corporation for a recent plumbing leak inside their lot and the evidence is not very clear on this matter and the building manager will handle the complaint with Lot 26 after the BM investigation.
- The BM and the committee advised it's the owners responsibility to have their windows cleaned and all of the windows are accessible by the occupants and it was each owners responsibility to organise their own window cleaners. The building has never organised window cleaning before, and the cost would be very expensive.

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 Remedial works are all completed.

The Solar Guard Ecolux 70 Film for \$6,570 will be charged to Unit 95 as per their agreement with Fluid.

Fire Safety Development Control Order update

The committee are waiting on the Engineering solutions that was approved in the last week and being prepared by Incode Solutions which will be communicated and agreed with the council before a scope of works can be organised by AED Group who will then organise a tender which most likely be completed by April 2024. The tender results will provide the owners with budget numbers to then organise funding.

Other common property matters

- the building manager is following up on the solutions and quotes for the Heat Pump Noise issues.

6. Next Meeting

RESOLVED

Resolved that the strata committee after reviewing the 2024 budget in the next few weeks will advise when the date of the next AGM will be set. It looks like it will be in the new year but confirmation will be followed up with the Strata Manager and the committee.

There being no further business the meeting closed at 8.05 PM.

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