

Minutes of adjourned

Strata Committee Meeting

To The Owners of – Plan No. 47991

41 ROCKLANDS ROAD, WOLLSTONECRAFT, NSW, 2065



Meeting Date:	24 June 2024
Time:	06:00 PM
Address:	Microsoft Teams
Present:	SW (Lot 86) TM (Lot 87) RV (Lot 129) DP (Lot 138) TM (Lot 44) KR (Lot 141) PH (Lot 139) JC (Lot 95)
In attendance:	James Azar Bright & Duggan Kris Pruszynski (Krystal)
Chairperson:	Mr Stephen Wardrop
Apologies:	LM (Lot 122)
Quorum:	Yes, 50% or more of strata committee members in attendance

1. Minutes

Motion Resolved.

Resolved that the minutes of the last Strata Committee meeting held on 7th of May 2024 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.

- Lot 48 Pet application approved.

2. Financials

Motion Resolved.

Resolved that the attached statements of financial position performance for the period ending 18 June 2024 for the administrative fund and capital works fund be adopted.

- The treasurer advised that the current budget is tight in relation to actuals vs budget costs and to be mindful of the numbers prior to year-end,

3. Building Supervisors Report

Motion Resolved.

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

Project C

Unit 121 balcony leaks onto Unit 118. Significant water ingress was identified on the balcony of unit 121. A report was organized by the engineer. A temporary solution where an extra drainage on the balcony was organized by Fluid Construction. The Engineer is preparing a scope of works and for tender ready for the AGM in December 2024.

Unit 18 is a split-level apartment with two balconies and the Engineer to provide more details of the scope to ascertain if the upper balcony is the lot owners responsibility under the current bylaw in place. The lower balcony most definitely needs to be included in the Project C Scope of works and tender. The building manager will follow up and discuss this at the next SC meeting.

The committee approved the scope of works and tender stages of the project C balcony works to be organized by Grainne the Engineer so the details and costs are ready for the budget for the next AGM. The balconies that form part of project C include, Lot 121, 91, 119 and the lower balcony of unit 18 and yet to confirm if the upper balcony of unit 18 is the lot owners or Strata responsibility.

Various

The Lift shaft variation works from Project B are now completed.

The hot water line not working for the last two weeks and reported by Lot 37 has now been resolved.

Crown Electrical quote for 20k was discussed briefly but the BM will send this quote to the committee for their approval of the gas/electrical repairs.

The sound insulation cover for the pool heat pumps will be installed on 24 June 2024.

4. Strata Managers report and correspondence

Motion Resolved.

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

- The treasurer advised the B&D invoices for schedule B charges were not going through his invoice hub and the SM will follow this up.
- Vaping was reported near the entrance of the gym, and this will be monitored by the BM.

5. Fire Safety upgrade

Motion Resolved.

Fire Safety Development Control Order update.

AED provided their recommendation on 2 quotes that were obtained for the peer review.

- i-Fire Engineers are to be engaged to conduct the peer review required by NS Council.
- Quantum Fire Protection engaged to carry electrical installation upgrade to common property.

6. Other Business

Motion 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).

- Dilapidation Report unit 43 was completed and everything was satisfactory.
- The Lithium batteries by-law draft was presented to the committee for their consideration.
- The committee have been advised that the Management Agreement is expiring 31 October 2024.

7. Next Meeting

Motion Resolved.

Resolved that the strata committee determines the date of the next meeting.

Meeting dates confirmed as -:

30 July 2024

10 Sept 2024

22 October 2024

There being no further business the meeting closed at 7.15pm.

Bright & Duggan Pty Ltd

Managing Agents for Plan No. 47991