

Minutes of

Strata Committee Meeting

To The Owners of – Plan No. 47991

41 ROCKLANDS ROAD, WOLLSTONECRAFT, NSW, 2065



Meeting Date:	30 July 2024
Time:	06:00 PM
Address:	Microsoft Teams Meeting
Present:	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 (Krystal) Jay Pleass (Lot 118)
Chairperson:	Mr Stephen Wardrop
Apologies:	LM (Lot 22) TM (Lot 44)
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 24th of June 2024 be adopted as a true and accurate record of the proceedings of that meeting.

- The information in the previous minutes in item 3 various matters mentioned the sound insulation cover for the pool heat pumps will be installed on 24 June 2024, this was not the case, and the building manager is working on resolving this matter. Further information found in the building managers report of today's 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.
- Lot 109 Air Conditioning Application Approved.
- Lot 108 Flooring and Kitchen cupboard Application Approved.
- Lot 60 Kitchen Renovations Application Approved.

2. Financials

RESOLVED

That the attached statements of financial position performance for the period ending 23 July 2024 for the administrative fund and capital works fund be adopted.

- The Treasurer provided the committee with an analysis of the financials and expenses.
- The Administrative fund is on-budget (subject to accrual of insurance premium in Oct 24)
- The Capital Works fund is \$40,000 over budget (mainly due to NS Council's required peer review of the fire engineer's report and repairs identified in electrical audit report).

3. Building Supervisors Report

RESOLVED

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

Sound Insulation Pool Heaters

The building manager advised the following steps were taken to investigate the complaints about the sound of the pool heat pumps. A) the pumps were tested and kept working at full speed for 30 minutes and could not trigger louder than normal operational noise. Timbers were checked and adjusted so the pumps only work between 8am to 1pm and 3pm to 8pm. Kris has arranged for the service of the pumps through the manufacturer and will be arranged in the next few weeks. Another specialist contractor will attend site in the coming weeks to investigate the system, the owners of Lot 1 are aware of the status.

Lack of ventilation in bathrooms unit 118

The building manager advised the issue has been resolved, residents confirmed all is ok. Contractors found one fan on balcony deck unit 122 was turned off. It was switched back on and locked in the on position. Please note that fans cannot be hardwired due to safety regulations. Residents were reminded not to turn the fans off.

Unit 91 and several other units inspected by Grainne and remedial builder.

They are smaller jobs which may not require full design and complete job.

Recommendation: Meet with Grainne and Chris Munro of CBS (remedial builder) preferably onsite for detailed discussion, possible inspections allowing full understanding of the issues and to agree for future steps and way of repairing those issues. Both Grainne and Chris offered time to meet on a Saturday but in the morning hours.

Amended proposal from Grainne to prepare scope of works, design and run tender for balconies units 119, 121, 91 and top-level unit 18.

After the last SC meeting, the amended proposal from Grainne was provided. Additional information for unit 18 renovations and By-laws was sent to the strata manager and the committee. It was agreed by the committee that both balconies of unit 18 formed part of common property and would be included in the scope of works for the OC to repair. It was also reported that unit 118 is still getting water every time it rains, and previous isolated repairs have been unsuccessful. The building manager will request Grainne to look into the water ingress in unit 118 and provide a scope of works in which unit 118 will be consulted and this work will be part of Project C. Kris to send to David/Stephen an indicative timeline for works to start either the end of October 2024 or early February 2025. Kris will follow up to see if any temporary repairs are possible in the short term.

Fire Order – electrical works.

The works are scheduled for 6th of August (Tuesday), all residents received notices at the unit doors, and reminder notices will be displayed in common areas on the weekend.

AFSS.

The Quotes from Civil Fire were discussed as part of the Annual Fire inspection defect repairs. Passive First asked to circulate notices for dampers inspection on 26 and 28 August 2024 for total of 48 units. The Building Manager asked the committee he recalled that these inspections was quoted for a significant amount of money. The Strata Manager has already advised B&D Compliance to advise Civil Fire these dampers should be part of the Fire Order and the committee will discuss this with the consultants.

4. Strata Managers report and correspondence

RESOLVED

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

- Jay lot 118 requested the opportunity to discuss the water ingress that has been impacting their unit and the lack of air extraction from the vents in the laundry and two bathrooms causing mould inside the lot. The committee advised the engineer, and the committee will investigate the water ingress and consult unit 118 on the scope of works as part of Project C remedial works. Kris has already advised the extraction fans are working.
- Complaints were made about multiple tennis court bookings for the same unit for more than three hours. The committee agreed along with the building manager to make the booking rules as a 2-week block booking with a 2-week rolling horizon with 2 hours each per unit per week and the Building Manager will place the schedule in advance at the complex.

5. Fire Safety upgrade

RESOLVED

Fire Safety Development Control Order update

- The incode proposal is being followed up with Tim the consultant.
- An Extension of time will be requested with council.
- The Civil Fire quote QD 241160 and Passive First Defect quotes were presented to the committee and the committee are looking to see if some of these items especially the dampers can form part of the fire upgrade or it needs to be done as part of the AFS.

6. 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).

- The committee are aware the Management Agreement is Expiring 31 October 2024.

7. Next Meeting

RESOLVED

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

Meeting dates confirmed as -:

10 Sept 2024 – The SM will advise late July if the B&D office at Crows Nest is available.

The following meeting is 22 October 2024.

There being no further business the meeting closed at 07:42 PM.

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