

Minutes of

Strata Committee Meeting

To The Owners of – Plan No. 47991

41 ROCKLANDS ROAD, WOLLSTONECRAFT, NSW, 2065



Meeting Date:	10 September 2024
Time:	06:00 PM
Address:	Bright & Duggan offices, Level 1, 37-43 Alexander Street, CROWS NEST, NSW, 2065 and Microsoft Teams
Present:	SW (Lot 86) TM (Lot 44) JC (Lot 95) RV (Lot 129) PC (Lot 139) DP (Lot 138) KR (Lot 141) LM (Lot 22) TM (Lot 87)
In attendance:	James Azar (Bright & Duggan) Kris Pruszynski (Krystal) MO (not identified)
Chairperson:	Mr Stephen Wardrop
Quorum:	Yes, Quorum was achieved

1. Minutes

Motion Resolved.

Resolved that the minutes of the last Strata Committee meeting held on 30th of July 2024 be adopted as a true and accurate record of the proceedings of that meeting. **Moved by Lot 129 and Lot 22.**

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.

- Bond Refund to Lot 43 was Approved.
- Lot 159 Gas Bill compensation was Approved.
- Lot 10 temporary minding of dog for 2nd to 5th September and again on 25 September to 12 October 2024 was approved.

2. Financials

Motion Resolved.

That the attached statements of financial position performance for the period ending 31 August 2024 for the administrative fund and capital works fund be adopted.

- Budget 2024/25 forecast to be organised for AGM set for 3 December 2024. The Treasurer and the Strata Manager will work on this.
- The committee approved the proposal to adopt new and additional account code changes that were circulated by the Treasurer on 18 Aug 24. This will help align the numbers with the capital works fund forecast. The SM will follow this up with the accounting department.
- The committee approved the Proposal to adopt the debt payment policy that was circulated on 24 Aug 2024. Each year the new committee will need to adopt this policy.
- Motion for the committee to include in the next AGM a proposal to renew the 10-year capital works plan that was circulated 31.8.24. The SM advised the motion each year is standard.
- Lot 140 Legal Action is in place and the OC will only be agreeing to a lien which is an essential precondition to the agreement, unless we receive payment of recovery and legal fees within 7 days.
- TM (Lot 44) requested the \$200 welcome pack costs be reversed. The SM will organise the reversal of this fee.
- The SM will write to Lot 140 advising that under the special bylaws for the pergolas these pergolas are the lot owners' responsibility.

3. Building Supervisors Report

Motion Resolved.

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

Cleaning.

Extra cleaning jobs completed: garage clean, mould clean units 121 and 91, water pressure cleaning all paved areas.

Gardening/Palm Tree Removal.

Seasonal mulching of garden beds and fertilising of the garden and the removal of palms in front foyer 8. The Strata Committee approved the building manager to remove the palms that are overgrown near Foyer 8 where the tree roots are causing damages to the common property as reported by the Strata Engineer. The building manager will organise a tree permit with council and organise an arborist to remove the trees.

GYM.

The leg press broke at the weld and this will be repaired under warranty.

Tennis court.

New booking forms and rules are in place.

Heat pumps.

The BM advised they had completed service and extra valves were installed to minimise pipe and machines vibration. Quotes for sound boxes were obtained (5 quotes) with price ranging from \$7k to over \$20k. However, there are no guarantees, that the sound boxes will be effective. The sound boxes may also cause damage to the pumps and void the warranties. The BM will discuss with the owners of Lot 1 as the next steps to organise a sound monitoring machine inside their lot to record the decibel levels as evidence.

LIFTS

The Issue with noise in lift 5 (foyer 6) needs more investigation. JCA (lift consultant) was approved (\$3,600 plus GST) to organise a lift report and identify maintenance issues of all six lifts prior to expiration of lift maintenance contract. All defective maintenance to be repaired by Schindler. JCA will undertake tendering for a lift maintenance agreement to start in January 2025.

Building works (except Project C)

The BM advised he is waiting for detailed estimates from CBS.

4. Strata Managers report and correspondence

Motion Resolved.

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

- Lot 18 complaints about upper balcony tiles cracking will be taken care of during project C.

5. Fire Safety upgrade

Motion Resolved.

- Fire Safety Development Control Order update. TM advised the fire engineering solutions prepared by Incode Solutions was sent to NS council over 8 months ago. Council requested a peer review by another fire engineering company. It is likely the tendering for the fire safety upgrade works won't happen until the New Year as Council needs to respond to InCode's recommendations. A separate EGM will be organised after the AGM to discuss funding options with the Owners.
- The Civil Fire quote QD 241160 1 July 2024 for \$13,439 was approved by the committee to allow the issuing of the Annual Fire Statement due 3 October 2024. The Passive First Damper quote repairs will be absorbed with the fire safety upgrade.

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).

- The chairman acknowledged that Management Agreement is expiring in October 2024 and this will be taken up with the committee offline.
- The committee discussed the AGM Proposal to reduce the number of committee members from 9 to 7 to increase chances of quorum and improve committee's decision-making responsiveness. The SM advised this will be up to the owners to approve at the AGM.

7. Next Meeting

Motion Resolved.

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

Meeting dates confirmed as -:

22 October 2024 for the SC Meeting

AGM has been set for 3rd December 2024.

There being no further business the meeting closed at 7.30pm.

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