



Minutes of

Strata Committee Meeting

To The Owners of – Plan No. 47991

41 ROCKLANDS ROAD, WOLLSTONECRAFT, NSW, 2065



Meeting Date:	22 October 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) RV (Lot 129) DP (Lot 138) KR (Lot 141) LM (Lot 22) TM (Lot 87)
In attendance:	Boris Smagarinsky (Bright & Duggan) Kris Pruszyński (Krystal)
Apologies:	JC (Lot 95)
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 3 October 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 45 Minor Renovations approved.
- Lot 76 Air Con Renovations approved.

2. Financials

Motion Resolved.

That the attached statements of financial position performance for the period ending 30 September 2024 for the administrative fund and capital works fund be adopted.

- Budget 2024/25 forecast draft has been organised by the Treasurer. The Strata Manager and the Treasurer will work on this budget together in preparation for the AGM that is set for 3 December 2024. The new accounting codes are being set up with the back office and will be included in the budgeting figures.

3. Building Supervisors Report

Motion Resolved.

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

Lift

JCA Lift Consultants completed the detailed audit on Wednesday last week 16 October 2024. The building manager shared the email with the report and action items that have been sent to Schindler's. JCA will also provide their report with additional comments related to the maintenance standard and future tendering process.

The building manager was informed that Schindler Lifts made a number of redundancies over the past few months and the building is waiting on a new service manager.

Balconies Project

The Engineer carried out the tender inspection and site visit with the selected contractors on Thursday 17 October 2024. The Tenders are due on 12 November 2024. The Engineer is away until 10 November. They will need few days to prepare the tender analysis and recommendations so the SC should have it either on 15th or 18th November 2024 but from experience some contractors may ask for an extension so the tenders maybe ready by the end of November 2024.

Other Waterproofing issues

- Unit 30 balcony tiles – inspected by the Engineer and determined as a maintenance job (added to the CBS list)
- Unit 43 balcony tiles - inspected by the Engineer and determined as a maintenance job (added to the CBS list)
- Unit 101 leak from ceiling in the kitchen – inspected by the Engineer who requested the ceiling to be cleaned (paint scraped and dried) and left to monitor. If the leak is confirmed it will be coming from balcony of unit 88 the engineer reserved the option to add to project C two more balconies (87 and 88)

Annual Fire Safety Statement

All fire defects are rectified. The building manager will carry out a final inspection to check if all items were removed from fire cabinets and passageways in relation to sign off defects from safe passage measure. The AFSS is due on 25 October 2024.

Heat pumps.

The building manager has spoken to the owners of unit 1 and advised them of the outcome of the last SC meeting. The owners agreed for recording equipment to be installed in their unit and the building manager is looking for a suitable contractor.

Other Items

- The pool equipment has been repaired.
- Tennis court booking is working well and the tennis court net was repaired but most likely require a new one.
- Several repairs to pool filtration and chemical dosing system was completed.
- Irrigation system annual service maintenance was completed at the end of September 2024.
- Three new fans were purchased as spare to be kept onsite and one fan was replaced and one safety switch.
- The garden seasonal works to be completed in the first week of November 2024.
- The Palm tree removal has been applied to council for approval.
- The main courtyard fountain has a leak from the water supply and the building manager is following up the repairs.
- The Foyer 4 level 4 entry area has a concrete hob around the glass panel which is broken due to water ingress and this will be added for CBS to investigate.
- The weekly walk arounds with the SC member has been completed.

4. Strata Managers report and correspondence

Motion Resolved.

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

- The committee asked the Strata Manager to follow up the broker with the following a) If they have received quotes yet from SCI and CHU b) If the brokers received them to pass them onto the committee c) if they had not whether the broker has followed up with those insurers to confirm an expected receipt date and d) for each of the 6 insurers to provide the commission structure that each insurer offers the broker.
- In relation to Lot 140 outstanding levies the committee requested that the first allocated amounts be against interest, arrears and legal fees before reducing the levies owed.
- Lot 160 Flooring renovation was approved.
- Lot 18 Pergola is approved in essence, pursuant to water proofing requirements are satisfied.

5. Fire Safety upgrade

Motion Resolved.

- The committee approved the Vortex Fire quote for \$4,837 plus GST in relation to the fire audit of the hydrant system.

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 committee approved the management agreement extension with Bright & Duggan from 21 October 2024 to 21 January 2025. The new agreement proposal will be renewed at the 3 December 2024 AGM.

7. Next Meeting

Motion Resolved.

Resolved that the strata committee determined the date of the next SC meeting as 3 December 2024 after the AGM to be held at 6pm at Crows Nest Conference room.

There being no further business the meeting closed at 7.22pm.

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