



# Minutes of **Strata Committee Meeting**

To The Owners of – Plan No. 47991

41 ROCKLANDS ROAD, WOLLSTONECRAFT, NSW, 2065

Meeting Date:	Immediately after AGM
Time:	Immediately after AGM
Address:	2 Ernest Place, Crows Nest, NSW 2065,
Present:	Stephen Wardrop Lot 86 Robert Vernon Lot 129 David Pengilley Lot 138 Patrick Hooper Lot 139 Kristen Rowley Lot 95 Jay Pleass Lot 82
In attendance:	James Azar Bright & Duggan K.R. Moon Lot 44 Michael Moris Lot 132 Georgina Mallam Lot 21 Angela Ree Lot 126
Chairperson:	James Azar Bright & Duggan



Quorum:

Yes, Quorum was achieved

## 1. Election of the Chairperson

Motion Resolved

Resolved that the Strata Committee, in accordance with Strata Schemes Management Act 2015 (NSW) elects James Azar (Bright & Duggan) a chairperson to preside at this meeting.

## 2. Minutes

Motion Resolved.

Resolved that the minutes of the last Strata Committee meeting held on 22nd of October 2024 be adopted as a true and accurate record of the proceedings of that meeting.

## 3. Election of Officers

Motion Resolved.

Resolved that the Strata Committee, in accordance with Regulation 11, resolves to elect Stephen Wardrop Lot 86 as the Chairperson, Robert Vernon Lot 129 as the Secretary and David Pengilley Lot 138 as the Treasurer of the Committee.

## 4. Common Property Safety Audit

Motion Defeated

Defeated that the Strata Committee resolves to do the following:

1. Engage a suitably qualified consultant or contractor to carry out an inspection and submit a corrective actions report, in compliance with the Work Health & Safety Act 2011 (NSW);
2. Delegate to the Building Manager and/or Strata Committee to determine and resolve the corrective actions (if any) and engage suitably qualified contractor to complete any works; and
3. Delegate to the Managing Agent any functions pursuant to the Strata Management Agency Agreement (additional services schedule where applicable) to undertake any of the above.

## 5. Voting Methods

Motion Resolved.

Resolved that the Strata Committee, in accordance with Regulation 14, resolves to adopt other voting methods by means of (teleconference, video-conference, email, pre-meeting voting, other means) while participating in a meeting from a remote location.

## 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).

- Unit 21 owner discussed their application for renovation for a balcony shade similar to others in the building and the committee advised that the owner was to submit the application into the committee for their review.

## 7. Next Meeting

Motion Resolved.

Resolved that the Strata Committee determined the date of the next meeting as 28 January 2025.

**There being no further business the meeting closed at 7.45pm.**

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