

bright & duggan



australia's strata leader

Minutes of

Strata Committee Meeting

To The Owners of – Plan No. 47991

41 ROCKLANDS ROAD, WOLLSTONECRAFT, NSW, 2065



Meeting Date:	28 January 2025
Time:	06:00 PM
Address:	Level 1 Bright & Duggan offices, Level 1, 37-43 Alexander Street, CROWS NEST, NSW, 2065 and also on MS Teams
Present:	JP (Lot 82) SW (Lot 86) JC (Lot 95) RV (Lot 129)
In attendance:	James Azar, Bright & Duggan Kris Pruszynski, Kristal Property Services Tony Moon Lot 44 Maria Pitney Lot 133 & 151 Judith Murray Lot 97
Chairperson:	James Azar
Apologies:	DP Lot 138 PH Lot 139 KR Lot 141
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 3rd of December 2024 be adopted as a true and accurate record of the proceedings of that meeting. **Moved by Lot 82 & Lot 129.**

2. Financials

RESOLVED

That the attached statements of financial position performance for the period ending 21 January 2025 for the administrative fund and capital works fund be adopted.

The Treasurer provided the committee with year-to-date unaudited financial reports. In summary, the expenditure is within expectations and in line with the budget, unless otherwise noted in the comment's column in the variance report.

The anomaly the treasurer advised about the Schindler invoice for \$838 for the repair of Lift 4 hasn't been paid out of the actual bank account. It has been coded in the system and appearing in the accounts but its also listed as an outstanding creditor. It was explained to the Treasurer it can be cancelled at any time.

3. Building Supervisors Report

RESOLVED

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

Cleaning/waste management

The committee approved Additional 6 x 660L general rubbish bins that need to be purchased as four (4) are now broken and cannot be used. The committee also approved the one off collection and removal of items which council refused to collect needs to be arranged for, approximately \$1,200. The chair and building manager to review how bulk waste disposal can be managed and provide recommendations to the OC at the next meeting.

Pest Control

It was reported there was a significantly increased rodents' activity. The Building Manager has increased the frequency the of pest control services, they have installed extra bait stations including extra-large station/trap next to main garbage room.

Security/Access system/CCTV/Intercom

The building manager discussed options to install LPR camera (the cost was approximately \$3,000 for one or \$5,000 for two cameras). Kris provided the details and benefits to the committee of installing the LPR camera. Kris will circulate quotes to the committee for approval.

Building Management

The Committee approved the installation of four (4) more bollards in the area on level 2 lower (visitors) car park to stop illegal parking on common property. A new custom made 'no parking' sign would also be installed, similar to the solution that works well on level 3 upper car park.

Recreational Facilities

A new tennis court net will be installed to replace the one that is broken, and this will cost approximately \$1,000.

4. Strata Managers Report

RESOLVED

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

- The committee agreed that the Strata Manager will send a warning letter to unit 155 regarding tree pruning permission that was not obtained from the Strata to prune trees that has impacted common property. All the mess associated with this pruning must also be cleaned up by the lot responsible. The building manager advised the cleaning up of the common property of tree branches was sorted out by the cleaners. Failure to advise the strata in future will result in a breach notice.
- The Strata Manager advised that some owners complained they were not being advised the status of the lift 4 repairs that has continually broken down. The Building Manager advised they were constantly being told that the lift was getting fixed and there were delays due to parts being delayed for repairs. The lift company has not been able to identify technical reasons due to staff shortages, however the issue is not the door components. Schindler advises one of the technical experts will be attending to the lift over the coming days and the committee will be updated. The building manager in the meantime will draft a notice on the glass door to the foyer leading to Lift 4 providing an update to all the occupants. The Building Manager ascertain when tenders for the lift maintenance contract will be received, the evaluation and recommendation from JCA.
- A complaint has been made against unit 51 residents who plays music at very loud volume off their balcony at all hours of the day and night, both weekdays and weekends. It is so loud that it is disruptive even with all doors and windows shut and ear plugs in. They have also started smoking off the balcony, with smoke blowing into neighbouring living room and cigarette butts dropped onto the neighbouring patio. The residents have been unresponsive to the building managers attempts at resolving things amicably on more than two occasions. The Strata Manager will send a warning letter to unit 51 tenants and agents and if the behaviours don't change a breach letter will be sent to unit 51.

5. Fire Safety upgrade

RESOLVED

- Incode's final report (version 5), which incorporated recommendations from the hydrant audit, was received on 17 December 2024, and i-Fire's peer review report was received on 9 January, 2025.
- 13 January 2025, The Strata sub-committee reviewed both reports and on 13 January 2025 recommended to AED Consulting that they submit both documents to North Sydney Council for comment and approval. SP 47991 are not able to go to tender on the major work embodied in Incode's report version 5 until North Sydney Council agrees to their proposals.
- The committee is still waiting on NS Council's response; AED advised that the committee should have a response within 10 business days, but until now nothing has been received.

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).

- Project C for the balcony waterproofing remedial works (units 18, 91, 119 & 121) has been extended to include units 87 & 88. The engineer advises the tender results should become available around 20 February 2025. The chair has requested that at a minimum of two committee members be involved in the tender evaluation process, monitoring work progress and level of variations. Lot 129 is happy to assist but would not be able to take a lead role.
- The committee agreed in future with Air Conditioning application a notation is required in the approval process along the lines of "If excessive current draw causes problems on the common area power the owners may be liable for the rectification cost."
- The committee requested that Unit 21 owner provide more information that is missing in their application such as the positioning of the awning to the concrete slab which may require a by-law, also relevant qualifications are missing from the application
- The committee agreed that Unit 82 owner will try and organise mediation first with Lot 81 and the surrounding neighbours complaining about their smoking and if that fails the committee will look into the approval of the NCAT application against Lot 81 due to the breaches of Smoking and the breaches of the notice to comply that has impacted the surrounding neighbours.

7. Next Meeting

RESOLVED

Resolved that the strata committee determined the date of the next meetings being 11 March 2025, followed by 22 April 2025, 3 June 2025, 15 July 2025, 26 August 2025 and 7 October 2025.

There being no further business the meeting closed at 7:31 PM.

Bright & Duggan Pty Ltd

Managing Agents for Plan No. 47991