

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:	11 March 2025
Time:	06:00 PM
Address:	Bright & Duggan Level 1 Meeting Room, Level 1, 37-43 Alexander Street, CROWS NEST, NSW, 2065 Available on Teams
Present:	Jay P. (Lot 82) Committee member present Stephen W. (Lot 86) Committee member present James C. (Lot 95) Committee member present Robert V. (Lot 129) Committee member present DP (Lot 138) Committee member present through teams Patrick H. (Lot 139) Committee member present through teams Kristen R. (Lot 141) Committee member present through teams
In attendance:	James Azar Bright & Duggan Kris Pruszyński, Kristal Tony M. Lot 44 David R. Lot 18 GM Lot 21
Chairperson:	James Azar
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 28th of January 2025 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.

- Nil

2. Financials

RESOLVED

That the attached statements of financial position performance for the period ending 28 February 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 committee has organised a sub-committee for future capital works made up of Stephen, Jim and David. A new capital works fund plan as agreed at the last AGM will be prepared and investigated by the subcommittee.

3. Building Supervisors Report

RESOLVED

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

Building repairs

CBS has provided a more detailed report and costings for various building repairs such as waterproofing, trip and slip hazards and make safe repairs and this will be provided to the Engineer for review and recommendations on the repairs. Kris will provide the committee with an update in due course.

Maintenance and housekeeping report

GYM -: The broken cable in the multi station machine will be repaired in this next week. Unit 113 is donating a good quality treadmill to the gym and this will be used until the machine is no longer in working condition. The gym maintenance contractor will make sure everything is in good condition.

Tennis court -: the new net will be installed on Friday 14 March 2025. An electronic booking system will be investigated due to the demand of bookings. An extra floor squeegee will be left at the tennis court.

Pool -: The pool contractor was advised to keep the pool locked for at least an hour after dosing chemicals directly into the water.

Recent repairs -: Various plumbing works were conducted that involved unblocking drains. Six new lights were installed in the main courtyard garden bed and a fountain will be installed on Tuesday 18 March 2025. The recent ventilation issues have been fixed with a new breaker. The broken fence behind the bus stop was fixed and the fence along the lawn side and the few trip hazards were fixed as well. JCN Metal works will also repair the steep high kerb at the VCP entry and the council was ok with that.

Parking signs -: Two large no parking signs were installed.

Parcel Rack -: A new parcel rack was installed.

Pest Control -: Positive results of the new baiting system is showing it to be effective.

Bins -: The council is slow in delivery the new replacement bins

Gardening -: The repairs to the irrigation system was completed and the new arborist inspected the palms near foyers 8 & 9 and the arborist will provide their proposal in the coming weeks.

Security/Access system/CCTV/Intercom -: Kris will provide a proposal to the committee to discuss at the next meeting in relation to the MYBOS system and the idea to setup a management software in view of future big projects, parking management and bookings by the building manager. The subscription costs \$4,000 per year.

4. Strata Managers Report

RESOLVED

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

- The Strata Manager will investigate short term rental claims with Lot 19 owner.
- A warning has been sent to unit 51 in relation to noise disturbance and this will be monitored in the coming weeks and if it happens again a breach letter will be issued.
- The building manager is to inspect unit 45 in relation to flooring and any other renovations reported, and any non-authorized works will be followed up by the strata manager.
- Lot 18 requested the committee and the building manager to follow up with the engineer to see if any temporary sealing repairs can be conducted due to the balcony leaks before Project C gets underway which is most likely to happen towards the end of the year.
- Lot 21 will provide the committee with further information relating to their awning renovation application such as the nature of the fixed brackets on the wall, the weight loads of the structure and the licences of the contractors being used.

5. Fire Safety upgrade

RESOLVED

Fire Safety Development Control Order update.

- North Sydney Council Environmental & Building Compliance (EBC) advised AED that to be in a position to proceed with a modified fire order, a further review and acceptance by a building surveyor-unrestricted was needed. The OC also asked to provide a fire safety schedule.
- The reason for a further review was unclear, and appeared to be unnecessary. A zoom meeting was organised by the subcommittee with Tim Peng of AED, requesting him to seek clarification from NS Council EBC, pointing out that Council already had required a peer review of Incode's FER. The council has been very slow in reviewing and responding.
- At present the Owners Corporation has spent approximately \$327,819 on addressing the fire order, comprising \$299,411 paid, and another \$28,408 yet to pay, according to contracts as at 28 January 2025.

6. Other Business

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 Project C subcommittee made up of Patrick/Bob/David and Jay of the committee will investigate the Tenders by discussing the lowest quotes with the engineer. Both Redux Constructions and Max Builds credentials will also be investigated.
- The Strata Manager will organise a Mediation with the Department of Fair Trading against Lot 81 continually smoking. If the Mediation fails, then the case will be taken to NCAT.
- The committee believe that the Lot 43 Pergola was not originally installed by the builder and the DA doesn't show its part of the original plan and therefore the lot owner is responsible for the repairs of their pergola for their own lot.
- The Civil Fire Bi-Annual Defect Quote no.QD-242279 totalling \$9,084 plus GST was approved by the committee.
- The Strata Manager will follow up with the Insurance Broker on a response to the enquiries that were made by the committee towards the end of last year relating to only one insurer Flex insuring the OC in 2025 and three of the other insurers declined and two others unable to quote. The broker was asked to provide any quotes received and to provide the commission structure for each of the 6 insurers.
- The committee will review the Lift maintenance contract and tenders and voting will be conducted via emails and Stephen to follow up.

7. Next Meeting

RESOLVED

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

Next meeting is scheduled for 22 April 2025.

There being no further business the meeting closed at 7:45 PM.

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