

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:	3 June 2025
Time:	07:00 PM
Address:	Teams and at B&D offices held after EGM
Present:	JP (Lot 82) Committee member present Stephen W (Lot 86) Committee member present Robert V (Lot 129) Committee member present DP (Lot 138) Committee member present Patrick H (Lot 139) Committee member present KR (Lot 141) Committee member present
In attendance:	James Azar Bright & Duggan Tony Moon Lot 44 Wayne Rowley Lot 141
Chairperson:	James Azar
Apologies:	James Chong Lot 95
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 22nd of April 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.

- Unit 52 Flooring and automated garage door approved.

2. Financials

RESOLVED

That the attached statements of financial position performance for the period ending 12 May 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.

3. Building Supervisors Report

RESOLVED

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

Cleaning/housekeeping.

Water pressure car park cleaning was completed in May.

In June pressure the building managers will clean the tiled entry and main courtyard and organize the removal and disposal of items left in the car park area which will not be collected by council. New 10x 660L bins were delivered (different brand, approx. \$150 cheaper than Sulo). The building managers will monitor if they are better than Sulo bins and decide on future purchases.

Pest control.

The new bins help to keep rubbish inside with lids closed. The pest services were increased again to weekly rodent activities, and this is under control.

Facilities.

Tennis court repairs and new net. Corroded post is being repaired and will be installed (unit base plate to avoid jack hammering) with new net this week.

Pool/Spa – no issues. In the gym one fan was repaired and installed another as per resident's request.

LIFTS.

Schindler's have been terminated, and they completed the outstanding lift maintenance works. Hamilton was appointed and the contract signed. Hamilton will commence services from Monday 16 June 2025. Kris is meeting them onsite on the 16th June 2025 to assist with the setup, Kris will arrange for 24/7 access and program EM phones in the lifts.

Gardening/ palms.

Palms which were unsafe were removed. Some dead wood of trees along Rocklands Rd needs to be cut withing next few months. Much more palms/tree works will have to be done next year. Kris will obtain cost estimates to put in the next FY budget and capital works plan.

Repairs.

Electrical repairs (sensors, new lights) completed and an UpToDate.
Plumbing – no outstanding issues. After recent heavy rains all identified blocked drains were cleared. Unit 18 waterproofing – temporary repair (reseal building joints) – completed by CBS. Courtyard tiles replacement and make safe – scheduled for June.

Fibre Optic/TV and Foxtel.

BM found a specialized contractor who can take over maintenance and repairs. The contractor attended site and fixed the urgent issues. They will provide cost proposals for regular maintenance and for necessary updates/upgrades.

Visitors parking.

Breach notices are being followed by both the building manager and strata manager and evidence is required of vehicles date stamped and to be advised which unit it belongs to.

4. Strata Managers Report

RESOLVED

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

- The SM has followed up with both the owners and agents of unit 50 in relation to their flooring complaints made by neighbours. This will be monitored over the coming month and if the noise continues a bylaw breach will be sent relating to noise and it will be up to the owner of unit 50 to supply an acoustics report.
- Unit 20 plumbing issues have been followed up by the building manager and Langham plumbing. The plumbers will investigate a piping stack issue in the adjoining property.
- Breach letters have been sent out to unit 131 related to noise complaints from parties.

5. Fire Safety upgrade

RESOLVED

Fire Safety Development Control Order update.

- Council responded on 22 April 2025 with a modified Fire Safety Order and all items in that order must now be compliant by 4 April 2027.
- Tim Peng of AED will now organise the tender for the fire upgrade works and once the tender is completed the committee will review this and discuss funding with all the owners at the next general meeting.

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).

- The Strata manager will attend the mediation at the Dept Fair Trading against Lot 81 Smoking breaches on 26 June 2025.
- The committee are working on the preparation of new Capital works funding plan as agreed at the last AGM.
- Unit 21 Awning approval is being communicated and followed up by the chairman of the committee and the owner of unit 21.
- Insurance Broker response was provided to the committee, and they advised no further information can be provided on other insurers structure because only Flex provided a quote.
- The committee are looking into drafting of the Lithium Battery Bylaw and have it ready for approval at the next AGM.

7. Next Meeting**RESOLVED**

Resolved that the strata committee determines the date of the next meeting as 15 July 2025.

There being no further business the meeting closed at 8:08 PM.

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