

Minutes of

Strata Committee Meeting

To The Owners of – Plan No. 47991

41 ROCKLANDS ROAD, WOLLSTONECRAFT, NSW, 2065



Meeting Date:	17 February 2026
Time:	06:00 PM
Address:	Bright & Duggan Boardroom, Level 7, 558 Pacific Highway, St Leonards, NSW, 2065 Available on Teams
Present:	JP (Lot 82) Committee member present MM (Lot 132) Committee member present DP (Lot 138) Committee member present Stephen W (Lot 86) Committee member present CD (Lot 41) Committee member present Patrick H (Lot 139) Committee member present
In attendance:	James Azar Bright & Duggan Kris Pruszynski Krystal Building Manager Tony M Lot 44 Robert V Lot 129
Chairperson:	Stephen W
Apologies:	TM (Lot 87)
Quorum:	Yes, 50% or more of strata committee members in attendance

1. Minutes

RESOLVED

That the minutes of the last Strata Committee meeting held on 19th December 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.

- Lot 141 Air Con Renovation Approved.

2. Financials

RESOLVED

That the attached statements of financial position performance for the period ending 31 January 2026 for the administrative fund and capital works fund be adopted.

- Treasurer provided updated report on 30 January 2026 to the committee.

3. Building Supervisors Report

RESOLVED

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

- Fluid has been liaising with the Building Manager regarding materials for Project C, specifically the bricks. These will be stored in two car spaces allocated to Fluid for the duration of the works.
- Quantum Access requests. The nosing's will be completed by the end of this week.
- The building manager will follow up on the quote for the system access into the car park from both All Tech and Bells Access.
- Common area lock issues are being followed up by Bells Locksmiths. They are looking at replacing the barrels.
- It was reported the fire stairs needed to be cleaned and the BM will follow this up.

4. Strata Managers Report

RESOLVED

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

- The Strata Manager will organise an insurance claim for legal defence related to the NCAT case related to Lot 119. Legal fees under the insurance policy is claimable up to \$50,000.
- The balcony door in Lot 151 has been resolved advised by the Building Manager.
- Robert V owner of Lot 129 has in past years provided the maintenance to the Pacific Park Website and he has now updated all the latest information to the site such as the agenda's and has advised the committee some upgrade maybe needed in the next 12 months.
- Schindler is disputing three outstanding bills that have not been paid after termination of the lift maintenance, and the BM is following up this dispute.
- Lot 6 complained about damages from a neighbour's renovation. The BM advises that Lot 9 put in a new kitchen and this was being sorted out amongst the neighbours.
- Lot 162 make good tiling repairs on their balcony were completed a few months ago and there is no balcony waterproofing issues or leaks to the below unit. The BM also advised lot 162 if they wish to go ahead with a pergola renovation they would be required to get approval from the Owners Corporation in line with the bylaw in place for pergola installations.
- The BM advises that Lot 2 will not put in a digital lock because the BM advised them it would compromise the fire door and they would be responsible for the replacement if it failed compliance.
- The SM advised breach letters have been sent to Lot 131 for noise related issues that occurred during New Years Eve and the agents have advised their tenants by providing them a warning.
- The strata insurance valuation was completed as per the approval provided by the owners corporation at the last AGM. The building sum insured will be updated accordingly.

5. Fire Safety upgrade

RESOLVED

Fire Safety Development Control Order update.

- The design works is ongoing and so far \$250k has been spent for the fire upgrade relating to the sprinkler system and the hydrant upgrade. Stephen W will follow up with Tim Peng at AED to make sure all claims and progress payments are approved by the fire consultant hired by the owners corporation. The \$4,500 fire door incode solution quote as approved by the committee.

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).

- Stephen W will follow up with QS Solutions for preparation of new Capital works in preparation for the AGM later in the year.
- The SM has provided notices to all the occupants impacted by the scaffolding in preparation of the Project C works which is expected to start towards end of February 2026 or early March 2026. The BM will also provide the Fluid quote for \$35,576.16 including GST to the committee for approval in relation to the variation for extra bricks required for Project C.
- Both parties are now working on the final orders for the NCAT Case related to Lot 119 and the hearing date will most likely be in May 2026. The Strata Manager and the owners corporation were summonsed to provide further information relating to the case and these have been forwarded to the OC lawyers to pass onto Lot 119 legal representatives.
- The SM and the BM approved by the committee will attend the fair trading mediation session on 2nd March 2026 related to complaints made by the owners of unit 1 in relation to noise of the pool water heaters. The committee haven't received any experts evidence to suggest this is a problem and is against noise regulations.
- The committee agreed to the following in relation to the visitor car park compliance strategy. 1) signs to go up raising awareness including inside the lifts. 2) One of the committee members will audit the vehicles who are illegally parking. 3) The committee and the building manager will go through the procedures and processes on informing the occupants of vehicles the consequences of illegal parking and finally 4) This will be a first month trial.

The committee also approved the following fire defect quotes

2 x Emergency lights not functioning: Q-197880

2 x Fire extinguishers due for 5-yr pressure test: Q-197881

Drencher system - install isolation and check valves in pump room - \$750: Q-168039

Hydrant Electric Pumpset (up to \$1200) - bearing are noisy: Q-197884

Hydraulically Most Disadvantaged Hydrant - suspected deterioration as slightly below requirement (up to \$1200): Q-197884

7. Next Meeting

RESOLVED

That the strata committee determined the date of the next SC Meeting as 7 April 2026 at 6pm to be held at Bright & Duggan offices in St Leonards and available via Microsoft Teams.

There being no further business the meeting closed at 7:22 PM.

Bright & Duggan Pty Ltd

Managing Agents for Plan No. 47991