MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE OWNERS STRATA PLAN 50785 HELD IN THE GYMNASIUM AT 1 McDONALD STREET CRONULLA ON TUESDAY 8TH JANUARY 2002 AT 7.00 PM

PRESENT	*Mr Gale, Mrs Carruthers, Mr Faulkner, Mr Solari, Mr O'Shea & Mrs McCubbin.*
APOLOGY	*Mr Bayliss & Mr Beebe*
VISITOR	*Mr Pinn*
IN ATTENDANCE	*Miss Gordon* *STRATA SCHEMES MANAGEMENT CORP P/L*
CHAIRMAN	*Mr Solari*

MOTIONS

1. ***Moved by Mr Faulkner that the amended minutes of the previous Executive Committee meeting be adopted.***
   Moved that motion 7 be amended to read:
   - *Item 3 to 'obtain' not 'receive' a domain name.*
   - *Item 8: Removing 'they feel'.*

   Moved that motion 4 'Security Measures' be amended to read:
   - *Item 2: JAG Steel quote request to install 'spikes on fence adjacent to letterbox area'.*
   - *Item 4: Mr Faulkner to 'request security audit'.*

   Seconded by Mr Solari ***MOTION CARRIED***

   Matters Arising
   - *Zenari installed hose to wall not ceiling.*
   - *Telstra reimbursement: Due to connection fees being made on an incorrect phone line over several years. Telstra billing address incorrect.*
   - *Intercom pictures have improved.*
   - *Add Style painting completed.*
   - *SSMC to follow up JAG Quotations.*
   - *SSMC to forward copy of letter to Mr Simon Katz from CHU regarding settlement requirements to Mr Solari.*

   - *SSMC advised the delay in issuing of the Notice to comply was due insufficient occupier details. Correct details now obtained and Notices to be forwarded immediately.*
   - *Building noise source found to be emanating from level 8. Has now ceased.*

- *Notes have been placed on levels 8 & 9 advising residents to contact Enertec for air-conditioning maintenance. SSMC to contact Enertec for units non-compliant and send letter to all, advising of their requirements.*

2. *Caretakers report*

- *Mess around Monz Café to be deferred to Commercial Committee. Walk throughs being mopped x 2 daily.*
- *Inside Spa checked daily, signing in day book to confirm.*
- *Lowrise hot water tank blew up. Rapid ordering another tank $3300 for tank alone. Approved by Sharen Carruthers*
- *MDI to repair garage door will be completed by 9th January '02. C 6 visitor to be requested to pay excess.*
- *Sensor beam on main entry garage door is too low to cater for 4x4. Requires extension of garage door sensor time. Walter to inform MDI to adjust time to 15 seconds.*
- *Gurney cleaning to commencing Thursday. Restaurants to be notified during Commercial Meeting.*
- *Mr Clifton new member of Zenari Maintenance.*
- *6th Floor C50 broken into 6th Sunday morning a.m. Gained access via balcony.*
- *Light outside loading dock to be kept on during the hours of darkness. Walter to attend.*
- *WH Electric quotation for sensor lighting to be cancelled.*
- *Painting in lowrise to commence next week. Add Style.*
- *Carey to reinstate the signs on the grates in the driveway. Walter to contact Carey.*
- *JAG to begin works end of January 2002.*

3. *RESOLVED* *that the following Tenancy Report be received and actioned.*

- *C31 leaving Thursday 10th January '02.*

4. *RESOLVED* *that the following building report be noted and actioned*

Insurance Upgrade Works

- *B Gale will report back to insurance company to advise Slipguard installed in 1998 is covered by 10 year warranty.*
- *Will not proceed with quotations to install Slipguard in light of the above.*
- *Mr Gale to contact Mr Figallo of Australand re: insurance repairs*

Southern Cross Fire 15 A Certificate

- *SSMC to Contact Southern Cross Fire and carry out outstanding repairs immediately to finalise 15A Certificate*

Security Measures

- *Mr Faulkner has security audit carried out on building at a cost of $300.00. Full report to be forwarded by SSMC immediately on receipt for discussion at the next Executive meeting.*

5. *RESOLVED* *that the following house matter be received and dealt with:*

- *Garage ventilation letter tabled:*

Enclosures illegal, do not comply as it restricts airflow. Open mesh is the only compliant material. Consultant to provide full report to Mr O'Shea to be tabled at the next meeting.

- *Council regulations stipulate all gates to pool areas must open out. Signage to be ordered to alert people to take caution when opening gate. Mr Beebe to arrange.*
- *Ian Brindley to be re-employed. Patrick to be notified to cancel services immediately as of 1/2/02.*

Moved by Mr Faulkner that motion 5 'House' item 1 be amended to read:
If the owners of Strata Plan 50785 have formed the opinion that the occupier of lot 105, being apartment C77 (Mr & Mrs Williams), is in breach of By-Law 1 (Noise), By-Law 8 (Behaviour of Invitees) and By-Law 14 (Floor Coverings) and that a Notice to Comply with these By-laws be issued.
Seconded by Mr Gale ***MOTION CARRIED***

Moved by Mr Faulkner that motion 5 'House' item 1 be amended to read:
If the owners of Strata Plan 50785 have formed the opinion that the occupier of lot 105, being apartment C77 (Mr & Mrs Williams) is in breach of By-Law 1 (Noise) and By-Law 8 (Behaviour of Invitees) and that a Notice to Comply with these By-Laws be issued.
Seconded Mr Gale ***MOTION CARRIED***

- *Mr Gale is to investigate the claims of breaching of By-Law 14 by Lot 105 before further action is taken.*

6. ***RESOLVED*** *that the following correspondence be received an dealt with:*
   - *Letter from Mrs Faulkner regarding fan noise from Hogs Breath. Mr O'Shea to investigate actual source and cause of noise and report at the next Executive Committee meeting. Mr Faulkner absent during discussion.*

7. ***RESOLVED*** *that the following general business be actioned:*
   - *A Class Garage doors to repair C71 garage door.*

Next meeting 5th February at 7.00 p.m.
THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 9.20 P.M.