MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE OWNERS STRATA PLAN 50785 HELD ON 3 DECEMBER 2002 AT 7.00 P.M.

PRESENT	*Mr Faulkner, Mr Beebe, Mrs Carruthers, Mr Solari, Mr Bursill, Ms Schembri and Mr O'Shea*
PRESENT BY PROXY	*Mr Pinn proxy Mr Solari*
IN ATTENDANCE	*Mr Holloway* *STRATA SCHEMES MANAGEMENT CORP P/L*

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1 *Motion 1 was amended to read item 1(a) being minutes and item 1(b) agenda's.*
Item 1(a) Resolved that Strata Schemes Management Corp P/L take minutes of Executive Committee meetings.
Item 1(b) That Strata Schemes Management Corporation P/L not issue agenda's of Executive Committee meetings. That Mr Solari prepare the agenda and in his absence Mr Beebe and in his absence as directed by the Chairman.

2 *Resolved that Executive Committee meetings be held bi-monthly.*

3 *Resolved that the report from Mr Solari regarding the minutes of the previous meeting be attached to the minutes of that meeting.*
Resolved that the minutes of the last meeting be adopted in conjunction with the above report.

4 *Resolved that the following business arising be noted (excluding items detailed in further reports).*
a) Item iii re air conditioning system. Resolved that the Managing Agent ensure that the by-law be included on the agenda of the next general meeting. ***SSMC***

5 *Treasurers Report*
The charges for moving items in the Tower common property was discussed. SSMC now has the details and charges are to be recorded in accordance with the By-Law. SSMC to forward a copy of the letter for recovery of fees to the Treasurer. ***SSMC***
It was noted that some areas of costs have increased dramatically.
The Managing Agent advised that $6198.84 had been received regarding Lift 3.
Resolved that the Treasurers Report be adopted.

6 *Correspondence*
From C1 regarding corroded fence.
To be placed on the painting schedule. Letter to be sent advising that private garden areas should be kept clear of common property to allow proper maintenance. ***SSMC***

From C63 replacement of scratched balcony door and rust spots..
The Executive Committee determined that as this was at is at time of registration of the Strata Scheme and that ample opportunity was available to carry out repairs under warranty no action will be taken. Rust spots to be attended to in conjunction with other similar complaints. ***SSMC***
From C9 regarding Hogs Breath exhaust: refer item 7(a)ii.

7 ***REPORTS***

(a) BUILDING

i Discussion took place regarding the garage enclosures. Mr Solari expressed concern regarding the passage of this matter and misinformation. The Executive Committee was also concerned if this was the case. The Executive Committee Resolved that SSMC to correspond with the Owners representative of A11 expressing concern regarding any confusion. Mr O'Shea to contact the Owner of A11 and the Owners of A2 and A7 to resolve this matter. ***KO/SSMC***

ii Reports regarding the exhaust system in respect of Lot 1 Hogs Breath was discussed. It was noted that other exhaust systems were creating noise. The Manager of Lot 1 restaurant advised that they will be installing a silencer and increase the maintenance of the system to six monthly to ensure that their system does not disturb the peaceful enjoyment of other owners or occupiers. A copy of the experts report is to be forwarded to all restaurant Owners and lot owners. Painting of exhaust systems should also be noted. ***SSMC***

iii Fire Services alternative quotation was received for repairs to fire service equipment. Resolved that Essential Certifiers carry out repairs to extinguishers ($610.00) and that WH Electrical attend to electrical repairs. ($3,150.00). ***SSMC***

(b) HOUSE
House report received.
Residents should be aware that hosing of balconies should not occur due to water restrictions.

It was noted that a complaint was registered with the Police regarding a party on Sunday 24th November. The Executive Committee expressed concern regarding this matter as no complaint was received and the persons holding the function had informed all Residents of this function. The Executive was informed that the Police did not see the necessity to take any action.

(c) COMMERCIAL
No report received.

(d) SECURITY
It was noted that the fire extinguisher at the rear of Lot 2 and 3 had consistently been removed from the wall and the door between Lot 4 and 5 was being left open in the morning. The Executive committee to monitor. ***EC***

(e) LEGAL
Resolved that a Statement of Claim be made regarding the outstanding qualifying/consultancy fees in the event that an appropriate settlement offer is not made Australand. ***DS***

8 GENERAL BUSINESS
Resolved that all sub-committee chairpersons may prepare a brief interim report to be distributed to all Executive Committee Members one month after the Executive Meeting. The first being 10th January 2003.
Resolved that the Executive Committee members observe the Functional Division Guidelines adopted on 4th June 2002.

9 OTHER BUSINESS

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 9.50 PM

The next meeting will be held on 11 February 2003