MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE OWNERS STRATA PLAN 50785 HELD 1 McDONALD STREET CRONULLA ON TUESDAY 5TH MARCH 2002 AT 7.00 PM

PRESENT	*Mr Gale, Mrs Carruthers, Mr Bayliss, Mr Faulkner, Mr Solari, Mr Bulliman, Mr O'Shea Mr Beebe and Mrs McCubbin.*
IN ATTENDANCE	*Mr Holloway STRATA SCHEMES MANAGEMENT CORP P/L*
CHAIRMAN	*Mr Gale*

MOTIONS

1. MINUTES

RESOLVED *that the minutes of the previous Executive Committee meeting be adopted.*

Managing Agent tabled and circulated a report to the Executive Committee regarding matters raised and action in respect of the past meeting.

The Executive Committee noted the error relating to the notices to comply. Richard Holloway distributed replacement copies of the notices in question.

Executive Committee supported the need to have a written report prior to issuing Notices to Comply. This report should detail times and dates of breaches of By-Laws.

Notice to Comply to be issued to C27 for breach of By-Law relating to noise. This matter was reported via e-mail to the Managing Agent. ***SSM***

Caretakers report should be noted as an annexure to the minutes.

2. CARTAKERS

Mr Zenari spoke on the following matters:

- *The storeroom on B1 has been removed as it was found to belong to a lot within the scheme. The area adjacent to the Hogs Breath Café has been utilised for storage and will be appropriately secured. Quotations for enclosure to be followed up by Managing Agent.* ***SSM***
- *Mr Solari produced the strata plan showing the exclusive use area for Diggers Restaurant. Managing Agent to correspond with the*

Occupants/Owners regarding maintenance of the area in question, as the tiles are very dirty. ***SSM***

- *Water leak in B2 via air-vents repaired 5th March.*
- *Air-vents in driveway floor remarked.*
- *15-point stormwater check-sheet prepared and distributed.*
- *A couple of instances were noted of detergent in fountain.*
- *Water-blaster used adjacent to Diggers and Flair restaurants.*

3. TREASURERS

Mr Holloway spoke on the accounts.
Insurance Premiums: due to the current world conditions extremely large increases are being seen in regards to insurance premiums. It is anticipated that the premiums for 2002/2003 will alone cause a 10% increase in quarterly levy contributions.
Executive Committee advised that in their newsletter details were included regarding payment of levies by due date to obtain 10% discount.
Managing Agent to check address for Lot 70. ***SSM***
Managing Agent to advise on discrepancies between payments and receipts in respect of Lot 21 lift maintenance. ***SSM***

4. CHANGE OF TENANCY

- *Noted movement of occupants as follows: out C46, C2.*
- *In C31, C22 and on 8 March A3 moving out.*
  Discussion took place regarding change of tenancy by-law.
  Mr Solari addressed the meeting on this matter and distributed a document detailing suggestions for replacement of the by-law.
- ***RESOLVED*** *that the Managing Agent to engage Mr Graham Cochran of David le Page and Associates to draft a replacement by-law for the Annual General Meeting. Copy of existing by-law, Strata Order and notes of Mr Solari to be forwarded to Mr Cochran.* ***SSM***
- *Managing Agent to arrange removal of by-law as directed by the Strata Schemes Adjudicator.* ***SSM***

5. BUILDING

Security

- ***RESOLVED*** *that the audible alarm not be actioned.*
- *It has been reported that there has been a dramatic drop in incidence around the pool and loading dock area.*
- *Discussion took place regarding Hogs Breath Café relating to leaving their fire door open in breach of the by-laws. Managing Agent to prepare Schedule 3 Executive Committee Meeting for the purpose of resolving to issue a Notice to Comply with By-Laws.* ***SSM***

- *Letter received from Elliot Tuthill regarding the fee charged for breach of licence. Managing Agent to correspond with Elliott Tuthill advising matter is presently being investigated.* ***SSM***

- *Discussion took place regarding Hogs Breath Café from their exhaust system. Managing Agent to discuss with Sutherland Council*

HOUSE

Annual General Meeting to be held on 4 April 2002 at Elouera Surf Club. Next Executive Meeting to be Tuesday 2 April 2002. ***SSM***

Garage Ventilation was discussed. Correspondence to come from the original consultant regarding airflow. A Further report is to be received at the next meeting. ***KO***

Reported flooding on B2 discussed in conjunction with report from Rapid Flooding. Investigations to be carried out by Mr Goddard and Mr Sillan.

Managing Agent to correspond with C18 and C30 regarding washing lines installed on balcony. ***SSM***

Mr Solari advised that window repairs are progressing very well. A meeting was held with Australand on 5 March 2002. Further work was highlighted in respect of Apartment C76 as well as other apartments. Letter forwarded to Australand detailing repairs. The pool area repair is being to be discussed with Mr Goddard. ***BG***

Mr Solari advised that the report in respect of the disturbance in C77 on New Years Eve was forwarded on 10 January 2002 to the Managing Agent.

Letter to be sent to C25 and C59 regard a noisy party in the BBQ are on Saturday 23 February. ***SSM***

Letter from Mr Knutson regarding water penetration. Managing Agent to correspond with Mr Knutson advising Building Consultant and Building Investigator to report. ***SSM***

Letter from Mr & Mrs Pinn expressing appreciation of the Executive Committee for work on the common property. Special note to Mr Solari and Mr Beebe.

6. RESIDENTIAL/COMMERCIAL

NIL

7 REPAIRS

Approval granted to carry our repairs to C71 as detailed in the quotation from A Class garage door. ***SSM***

8 CODE OF CONDUCT

RESOLVED *that the code of conduct be approved.*

9 LEGAL ACTION LOT 87

RESOLVED *that the Owners of Strata Plan 50785 have formed the opinion that the Occupier of Lot 87 being apart C59 (Ms I Harrup and Ms D Wallace) are in breach of By-Law 2 (vehicles) and that a Notice to Comply with this by-Law be issued (section 45)*

GENERAL BUSINESS

Managing Agent to include in Schedule 3 meeting action to be taken against C27 breach of Notice to Comply regarding parking on the common property.

Mr Solari reported on previous public liability insurance claims. It was noted the current claim being Hunt –v- Strata Plan 50785 and others. Mr Solari expressed concern regarding the lack of information supplied relating to claims.

Letter from Cronulla Real Estate regarding repairs to Apartment A12. Managing Agent to advise that payment not approved and no authorisation was given to carry out work. ***SSM***

Next meeting 2nd April 2002 at 7.00 p.m.
THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 11.00 P.M.