MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE OWNERS STRATA PLAN 50785 HELD IN THE GYMNASIUM AT 1 McDONALD STREET CRONULLA ON TUESDAY 2 APRIL 2002 AT 7.00 PM

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

MOTIONS

1. MINUTES

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

Managing Agent to ensure that minutes of Schedule 3 meetings are placed on the notice board.

Managing Agent tabled and circulated a report to the Executive Committee regarding matters raised and action in respect of the past meeting. This report to be affixed to the minutes book after the minutes of this meeting.

Matters Arising

Letter to be sent to 'Flair' Lot 21 regarding the marks left by scaffolding and their tradesman when painting the steelwork over the lift. Request that the walls now be painted. ***SSM***

2. CARTAKERS

Mr Zenari spoke on the following matters:

- *The forecourt fountain pump replaced.*
- *Cause of odour in garage area caused by failing waste pipes from restaurants. The pipes are failing due to heat from commercial dishwashers. An alternative piping material is being sourced.*
- *Advance Power has carried out electrical load test.*
- *Main shutter roller door has once again been damaged. Insurance Company has called a second quotation for repairs and has been instructed to seek recovery from the offending party/s.*
- *It was noted that the Executive Committee cannot action large insurance repairs without insurer's approval.*
- *Internal spa blower has failed. Quotations being called.*

- *External spa heater leaking and investigations are currently taking place to determine source of leak.*
- *Quotation from P & J Handyman accepted to install security cage area at a cost of $935.00 inc gst approved* ***SSM***
- *W H Electrical to install 2 lights in above area.* ***SSM***

3. TREASURERS

Mr Holloway spoke on the accounts.
Special mention was made regarding the proposed budget for the ensuring year, which was endorsed by the Executive Committee.

4. CHANGE OF TENANCY

- *Noted movement of occupants as follows: Out 16B on 16/4*
  In 3A on 6/4

5. BUILDING

Security

- *Security issues were discussed and are to be actioned with a limit on expenditure of $3000.00.*
- *Managing Agent to advise Mr Beebe of status regarding job order RM3865 in reference to Otis Elevators.* ***SSM***
- *Discussion took place regarding excessive noise from Lot 1 exhaust system and resultant noise testing carried out by Sutherland Council. Letter to be sent to Sutherland Council expressing concern regarding their testing methods.* ***SC/DS***
- *Managing Agent advises in minutes that there is no contract with Southern Cross Fire Services and that the 15a Certificate is required by. The due date for the certificate as advised by Sutherland Council is February 2003. Southern Cross presently carry out their services on a do and charge basis. As such the Managing Agent is authorised to terminate Southern Cross Fire and engage Essential Certifiers. Essential Certifiers are to be instructed to carry out an inspection of all services with special attention to the diesel pump utilised to use the pool water in a fire.* ***SSM***
- *Installation of windows and doors proceeding smoothly.*
- *Letter received regarding BCA requirements for handrails. Mr Gale to correspond with insurer on this matter.* ***BG***
- *Letter to be sent to Enertec regarding their servicing of air conditioning systems requesting proposed dates of services for levels 8, 9 and 10 in June, September and December.* ***SSM***
- *TV antenna repaired in the low-rise building and on Level 6 tower.*
- *Everlast to check water pumps due to low water pressure.* ***WZ***
- *Mr Solari produced a report regarding charges by Energy Australia. This matter will be reviewed on completion of the existing contract. Letter awaited from Energy Australia re Contract termination charges.* ***DS***

HOUSE

- *Managing Agent to follow-up report regarding garage ventilation as detailed in the minutes under House with the reference KO.* ***SSM***

- *Mr Solari advised that he had discussion with Australia Post regarding their failure to put mail properly into letterboxes. As a result of action the service had improved.*
- *Managing Agent to check if notices to comply have been issued to A4 and C36 regarding window furnishings and A1 regarding parking. If so Managing Agent to arrange Schedule 3 meeting to seek a penalty and costs for breach of a Notice to Comply with a by-law.* ***SSM***

RESIDENTIAL/COMMERCIAL

Letter received from Stonefish Café requesting permission to install fixed umbrellas. Managing Agent advised that approval would contravene the current DA as the umbrellas would be outside the exclusive use area. Managing Agent to advise the requesting party. ***SSM***

Request by Lot 21 to extend the timing of the lighting around the lift and stair areas. Executive committee to investigate. ***CB/DS***

6 CORRESPONDENCE

Actioned above

7 REPAIRS

Actioned above.

Next meeting to be determined by incoming Executive.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 9.50 P.M.