MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE OWNERS-STRATA SCHEME 50785 HELD AT 1 McDONALD STREET CRONULLA AT 7.00 P.M. ON MONDAY 10th November,2003.

Present: Mrs.S.Carruthers,Mrs.S.Schembri MessrsG.Bursill,D.Solari,P.Pinn,C.Beebe & P.Mahony.

Chairperson: Mr.G.Bursill.

Apologies: Mr.W.Zenari & Mr.P.Perri.

MINUTES

RESOLVED the Minutes of the 22nd September,2003 be **received.**

RESOLVED the Minutes of the 22nd September,2003 be **adopted**.

BUSINESS ARISING

RESOLVED that the written report of the Secretary as attached to the Agenda for this Meeting,subject to Item 1b) "**Newsletter No.6**" being amended to read "**Newsletter No.7**",be received.

Gym equipment maintenance agreement-To avoid any delay in arranging & signing such an agreement **RESOLVED** that GB and SC be authorised to finalise this. **[Action WZ,GB & SC]**

Toilet in Amenities Area-As a result of a discussion on current trial arrangements re access to these toilets,GB suggested providing a unisex toilet with direct access from the bar-b-q area **RESOLVED** cost and location be investigated for report to the next Meeting**[Action GB & SC]**

Fire Brigade call-outs-As this matter was not able to be dealt with due to lack of information **RESOLVED** that CB liaise with PM to investigate and report as to any additional equipment needed to avoid unnecessary call-outs and to identify the source of these **[Action PM & CB]**

Occupational,Health & Safety Report-RESOLVED that the EC,being satisfied with the various reports it received late in 2001 and late 2002 as to safety factors on common property,(arising out of an Insurance Attorney's report of 06/09/01)no action is required to be taken by SSMC to arrange a survey and obtain a resultant report at this stage as required by the Occupational Health & Safety Act & the Regulations thereunder and the matter is to be reviewed either next year or the year after..

TREASURER"S REPORT

There was no written Report available due to no information,other than the monthly cheque requisition list,having been received from SSMC by today.,being only the 6th business day after the end of October.

CORRESPONDENCE

As listed on the Agenda as follows-

Items(a) to d)-RESOLVED they be received.

Item e)RESOLVED the Owners of Unit C5 re their complaint as to the condition of the Gerrale St. garden adjacent to their unit was noted and the removal of the strelitziers from external areas would shortly commence shortly and the subject garden refurbished at that time. **[Action DS]**

(f)E-mails re illegal parking C31 & C61-Deferred for discussion under "House".

BUILDING DIVISION REPORTS

a)Building Services Division.
i)Garden Renovations-Bill Sanders Waterproofing unable to be contacted by GB,last news being provided by Yellambie Landscapes being that Sanders to resume tomorrow.
RESOLVED that,due to the close proximity of X'mas and the delays in the completion of work on the internal gardens,GB contact Yellambie Landscapes for them to commence work on the removal of strelitziers from external gardens,the refurbishing of those gardens and replacement, where felt necessary,of the current irrigation system with the drip system. **[Action GB]**
ii)Centre handrail-lower courtyard-Has to be replaced as cut off at the base for bobcat access
RESOLVED quote of Steelcorp Pty Ltd for $920.00 plus GST be accepted. **[Action GB]**
iii)Gas Hot Water charges-Meeting 12/11/03 confirmed and hopefully will come up with an explanation and solution of the non-reduction in charges as promised. **[Action GB & DS]**

b)Report of DS as to 12/05/03 water entry-RESOLVED this be received.

HOUSE

a)Notices to Comply
RESOLVED
a)That the Owners of Strata Plan No.50785 have formed the opinion that the occupier of Lot 8(Unit A3)is in breach of By-law 7(Children playing on common property in building not accompanied by an adult)and that a Notice to Comply with this By-law be issued;
b)That the Owners of Strata Plan No.50785 have formed the opinion that the occupier of Lot 8(Unit A3)is in breach of By-law 8(Behaviour of invitees)and that a Notice to Comply with this By-law be issued.
c)That the owners of Strata Plan No.50785 have formed the opinion that the occupier of Lot 59(Unit C31)is in breach of By-law 2(Vehicles parked on common property)and that a Notice to Comply with this By-law be issued.
d)That the Owners of Strata Plan No. 50785 have formed the opinion that the occupier of Lot 89(Unit C61)is in breach of By-law 2(Vehicles parked on common property)and that a Notice to Comply with this By-law be issued. **[All 4 above to be actioned by SSMC]**
b)Caretaker/Cleaner job specifications-In view of changes since the last written specification
RESOLVED a fresh written job specification be prepared and as a result,fresh tenders then be called for this position with the Zenari Cleaning Service,currently so employed,of course,invited to so tender **[Action SC.SS & CB]**
c)Central light fitting in foyer-SS reported on her investigations as to cost of having glass bowl for fitting made to replace current cracked bowl as well as cost of a replacement fitting
RESOLVED that,without reference to a further EC meeting,SS & SC be authorised to expend up to $500.00 to either replace the bowl or,if necessary,the fitting,and that the light fitting be elevated above its present rather low height above the floor **[Action SS & SC]**
d)McDonald St garbage area-As the gate has been damaged & will not shut properly
RESOLVED a quote be obtained from Steelcorp Pty Ltd for replacing this gate & from Shire Locksmiths to fit it with a lock keyed alike with the A & B block entrances **[Action GB & CB]**
e)Gardener-After a discussion as to the current gardener & also the general appearance of the garden
RESOLVED that a quote for the upkeep and maintenance of the gardens be sought from Yellambie Landscapes **[Action SC]**

SECURITY DIVISION REPORT

RESOLVED the written report of CB as attached to the Agenda for this Meeting be received.

CB reported on re-organisation and better indexing of key cabinet contents & maintenance & repairs carried out by him on various security devices.

RESTAURANT DIVISION REPORT

RESOLVED the written report of DS as attached to the Agenda for this Meeting be received.

a)Glass & cardboard recycling-DS reported as to further last minute problems on 08/11/03 over & above those referred to in his Report.A further strong memo,as per the copy he had circularised,had been delivered early yesterday morning to all restaurants that nothing but glass goes in the recycling bins and cardboard in the special holders in the "disabled"car space on B2.Any contravention will result in the offending party,when identified,being reported immediately to the Council and,in addition to action by Council,the EC would also take action **RESOLVED** that the contents of this Memo and threats of action be confirmed.
b)Outdoor eating areas non-slip treatment-DS advised that since his report he had received advice that the identity of the firm employed by 2 restaurants to do slip tests was Slipstop Australia of Caringbah and this was the alternative firm to Advanced Concepts recommended by Ken Goddard in November 2001.Hog's Breath also have them regularly test and treat its kitchen floor.DS advised that,based on the information as to the non-slip factor of the tiles as circularised coupled with the spot testing of the outdoor eating areas of 2 restaurants,it appeared that the claims of the restaurateurs that all Advanced Concepts would do would be to clean up the floors and not improve the non-slip position were justified.As a result
RESOLVED a)that as the By-law granting exclusive use of the outdoor eating areas requires the restaurants to maintain the areas in a proper & clean condition,the restaurateurs would not, due to their liability for accidents in these areas,be required to have Advanced Concepts carry out its recommended treatment;and
b) to avoid problems as to the condition of the common property adjacent to their respective outdoor eating areas by the restaurateurs encroaching onto that common property,the restaurateurs be approached for these outdoor eating areas to be cleaned with the use of our girney at appropriate regular intervals & at their individual cost to be charged by the Caretaker/Cleaner directly to them,and in conjunction with the similar cleaning,at our expense,of the adjacent common property areas.

GENERAL BUSINESS(of which notice given)

(a)Strata Manager-RESOLVED the written report of DS on this as attached to the Agenda for this meeting be received and the position kept under review.
(b)Discount on levies-DS advised of several owners speaking to him and obviously having difficulty in understanding how the discount operates.This was why the circular,as attached to the Agenda,was prepared by him quickly for SSMC to post out with the current Levy Notices
RESOLVED the actions of DS & the contents of the circular be endorsed & confirmed.
c)Resident's contact details-The written report of DS on this as attached to the Agenda for this meeting on the results of the return of these forms were discussed as well as his proposal to chase up as many of the outstanding details as possible.

OTHER GENERAL BUSINESS

a)Council circular letter of 03/11/03 to residents re illegal dumping-of rubbish-All EC members confirmed they had received this circular.PP advised,it was reported to him, that a resident of Talofa Court,6-8 McDonald St.,had a garage sale(southern most of the 4 garages on the street) and was then seen depositing the left overs around the palm tree on the right angle turn in McDonald St. on Sunday 02/11/03.These people had a removalist van there the following day.The EC concern is that Council may consider our residents were responsible **RESOLVED** a letter be sent to Council to report the above and any other facts DS may be able to discover about this incident,to prevent any reflection on Cote d'Azur residents **[Action DS]**
b)Correct method of addresses of Cote d'Azur residents-CB raised the fact that in the last print-out of Owners' details,addresses for a lot of those residing in Cote d'Azur were shown without the distinguishing A,B or C before the unit number,this being the correct manner. **RESOLVED** that in view of a lot of owners also having recorded their addresses with the distinguishing letter after the unit number,the fact that the tower unit numbers should have started with the number of the floor on which the unit was located,the haphazard numbering of the 7 restaurants etc,the position be left as it is in view of the chaos that would take place to alter all the supposedly incorrect addresses.

Next Meeting:Tuesday,27th January,2004.

Meeting closed 9.35 pm.

Chairperson.

Prepared:14/11/03.