MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE OWNERS STRATA SCHEME 50785 HELD AT 1 McDONALD STREET CRONULLA ON TUESDAY 11TH FEBRUARY 2003 AT 7.00 P.M.

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

Due to the absence of the Chairman Mr Faulkner the meeting resolved that Mr Solari act as Chairman.

1 *Apologies – Mr Faulkner*

2/3 ***RESOLVED*** *that the minutes of the last meeting be adopted with the note that C63 scratched door refers to the glass in the door.*

4 ***Business Arising***
Managing Agent to ensure Mr Pinn is advised by SSMC when a charge is made after notification from Zenari's Cleaning for moving of large items in the complex as per the By-Law.

5 ***Treasurers Report***
RESOLVED *that the Treasurers Report be received*

- *Mr Pinn presented a comprehensive report on the Management of funds.*
- *SSMC advised that appropriate legal action was being taken on arrears.*
- *Budget report was tabled showing savings in relation to insurance premiums.*
- *Mr Pinn requested information from Executive Members regarding items to be included in next year's budget.*
- *Zenari's account to be paid within 7 days of receipt, for work carried out in the proceeding month.*

6 ***Correspondence***
- *A9 Cladding of garage wall. Approved*
- *C73 Cladding of garage wall. Approved*
- *C51 Cladding of rear garage wall. Approved.*
- *Anonymous letter noted. Executive Committee to action installation of mirror.*
- *A10 Installation of floorboards. Managing Agent to correspond with Owner and advise that the Owners Corporation has no power to accept or reject the application. Reference should be made to By-Law 14 of the Strata Schemes Management Act.*
- *C76 Shutters paint peeling. Letter to be sent as shutters not common property.*

- *C49 Re excessive noise for Hog's Breath Café. Executive Committee refuted the statement that no action has been taken on this matter. SSMC to forward letter as drafted.*
- *C29 Removal of bushes on common property. Letter to be forwarded as drafted.*

7 ***Building Report***

- ***RESOLVED*** *that the Building Report be adopted and to be included in the minutes of this meeting.*
- *Hot water tanks to be replaced as per quotation from AGL dated 3.12.02. Mr Bursill to forward original quotation to SSMC. SSMC to issue order and pay deposit.*

8 ***Security Report***

RESOLVED *that the Security Report be adopted.*

1A Noted
1B Noted
1C Noted Executive Committee to send circular to commercial occupants.
2 Security Video to be repaired locally.
3 Noted
4 Noted
5 Expenditure is covered within the Sinking Fund.
6 Signs to be reinstated
6 Noted

9 ***Restaurant Division Report***

A ***RESOLVED*** *that the report be adopted. It was requested that Executive Members monitor illegal use of fire hoses and washing bins by Commercial Occupiers on the driveway.*

B Noted

10 ***Legal Division Report***

- *Mr Solari presented a report on the history of Public Liability insurance claims.*
- ***RESOLVED*** *that SSMC forward details to the Executive Committee of future claims.*
- ***RESOLVED***

1.*That the action of Denis Solari in lodging with the Consumer, Trader and Tenancy Tribunal a Building Claim under the Home Building Act on behalf of this Corporation instead of proceeding by Statement of Claim in the Local Court as per our resolution of 03/12/02 be confirmed; and*

2.*That ,pursuant to Section 36(2) and Regulation 14(b) of the Consumer, Trader and Tenancy Tribunal Act, Denis Solari, a member of this Executive Committee, be authorised to represent this Owners Corporation in all respects in relation to its Building Claim as lodged on 23/01/03 against Australand Holdings Limited and to enter into any mediation settlement of our claim for a lesser amount, in his and Geoff Bursill's discretion, than claimed.*

ô ***RESOLVED***

(i) That Denis Solari in conjunction with Geoff Bursill be authorised to proceed with preparing a consolidation of Standard Residential By-laws, Special By-laws 2,3 to 20,22,23 and 25 and relevant parts of the unregistered 'Use of Common Property by Lots' in with the provisions as adapted from the Architectural Code referred to in previous EC meetings for EC approval of the terms of same and then for presentation to the 2004 AGM for approval and the repeal of those so consolidated; and

(ii) SSMC at its own cost, including photocopying and extra postage charges, submit to the 2003 AGM the Special By-law headed 'Use of Common Property by Lot 21'for passing as a Special Resolution and, if passed, proceed to register it forthwith thereafter on the Common Property Certificate of Title.

11 ***General Business***

A *Noted*

B ***RESOLVED***

C *SSMC to arrange AGM at Elouera Surf Club 3 or 10 April.*

D *Noted*

12 ***Other Business***

A *Minutes to be emailed to Mr Solari and Mr Beebe only.*

B *Level 1 Building C requires action due to sewage leak. Carpet to be cleaned*

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED 9.15 PM