NOTICE of MEETING.

NOTICE IS HEREBY GIVEN that a meeting of the **EXECUTIVE COMMITTEE** of the **OWNERS-STRATA SCHEME No. 50785** will be held in the Cote d'Azur Gymnasium at **7p.m. on WEDNESDAY, 20th JULY.2005.**

AGENDA.

1. Apologies.
2. Receipt of the Minutes of the Meetings of 16/03/05 and 23/03/05.
3. Adoption of those Minutes.
4. Business arising other than reported in the Reports referred to in this Agenda.
   Nil.
5. Correspondence:
6. Treasurer's Report (RH).
   a) Balances as at 06/07/05 of Funds- Admin $144,900.45 Sinking/invest $409,892.52;
7. Building Division Reports:
   Chairperson (GB).
   Secretary (DS).
   House and Garden.
   Garden:
   House:
8. Security:
   No report as Chairperson absent overseas.
10. Restaurants:
11. General Business(of which notice has been given):
12. Any Other General Business.
13. Closure.

Dated:13th July, 2005.

Denis Solari-Honorary Secretary.

NOTE TO ALL OWNERS:

1. New procedure re Executive Committee Meetings

As Cote d'Azur is a strata scheme of more than 100 strata lots (we have 102 lots), it is now classified as a "large strata scheme" as referred to in item 11 b) of the Agenda attached to this note. As a result it is necessary for each of you to receive a copy of the Notice of Meeting as well as a copy of the Minutes each time there is an Executive Committee Meeting.

You will appreciate this is an expensive process and therefore the content of the Agenda and more particularly the Minutes will be kept to a bare minimum.

You should therefore retain this Notice of Meeting pending receipt of the copy of the Minutes to be sent to you within 7 days of the date of the Meeting. The identifying numbers and letters in the Agenda will be used in the Minutes for you to identify the particular Agenda item when it is referred to in the Minutes.

2. Floating floor boards and floor coverings generally.

Please also refer to the reverse side of this note where there is an important message in relation to damage to floating floorboards and floor coverings in general.

3. Inspection of fire dampers in units.

You should further note that Enertec are still to check fire dampers in the mechanical ventilation system in B Block as well as the Tower levels from Ground to 7 inclusive plus

77C on level 10. Committeeman , Bill Perkins, will be acting in conjunction with Enertec as to giving some 10 days notice as to a day when access will be required to all units on your level. Owners of tenanted units should ensure that tenants are notified of this access requirement. It is an offence to refuse access for this purpose and an order may be obtained from an Adjudicator under the Strata Schemes Management Act compelling access being provided where it has been refused.

4. Balcony door maintenance.

We are continuously receiving complaints the these doors are not sliding properly and, by that time, the wheels under the doors are broken . It is a costly exercise to have these wheels replaced. Selleys have a product " EZY GLIDE" which can be sprayed on the track on which the wheels under the door run and this should be sprayed on at regular intervals of not less than 2 months. It is proposed to put a By-law before the next Annual General Meeting to place the responsibility for the repair, care and maintenance of these wheels and tracks on Owners.

Dated: 13th July, 2005.

Denis Solari- Honorary Secretary