MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE OWNERS-STRATA SCHEME 50785 HELD AT 1 McDONALD STREET CRONULLA AT 7.00 P.M. WEDNESDAY 16th March,2005.

Present: Mrs R Hoddinott & Mrs.S.Schembri, & Messrs G.Bursill, D Solari & G.Rennie
Apologies Messrs . C Beebe & P.Mahony.
Absent Ms. J Healey
Chairperson: Mr G Bursill.

Meeting opened 7.10pm

MINUTES.

RESOLVED the Minutes of the Meeting held on 02/02/05 be **received.**

RESOLVED the Minutes of the Meeting held on 02/02/05 be **adopted.**

BUSINESS ARISING

RESOLVED that the written report of the Secretary be received.

Business arising-

3. Corro item a)-Copy AGL maintenance agreement still awaited from STM despite reminders & to be chased up; **[Action DS]**
5. House & Garden-New gym equipment received end February;
7. General Business(of which notice given)-Letter sent to STM on 09/02 re Unit 36C Notice to Comply. This issued and served on 25/02/05 after tenant sent letter on 10/02/05 advising this to happen;
2. Treasurer's Report-Letter sent to STM on 09/02/05 re increases of 5% in Admin Fund & 20% in Sinking Fund –overall 8.54% recommended by EC for AGM approval;
3. Correspondence-
   a) Letter sent to C7 on3/02/04 refusing consent to have dog in unit;
   b) Letter sent to B18 on 03/02/05 approving of screen doors, awning & air conditioners & conditions applicable to each;
   c) Letter sent to C13 on 03/02/05 approving security screen doors; and
   d) STM sent letter on 03/02/05 to include in AGM Agenda Special By-law re Unit 23C garage exclusive use area.

TREASURER'S REPORT.

The Treasurer reported that as the financial statements for year ending 28/02/05 had been circularised by STM with Notice of AGM, this showed current position. She hopes in the next week or so to attend at office of STM to determine better method for work orders and approving & paying trading accounts. **[Action RH]**

CORRESPONDENCE.

As listed in the Agenda as follows :-
a) Letter & drawing 11/02/05 Oceanna re approval for new sign-Refer to Restaurant Report.

b) Letter of 20/02/05 from C48 owner objecting to bolts placed in main entrance centre hand rails. Action of Secretary's reply of 23/02/05 to same confirmed;
c) Letter of 24/02/05 Café Monz re 2 alternatives re awning-Refer to Restaurant Report;
d) Unit A2(lot 7) request & plan for exclusive use area at rear existing garage lot & draft of Secretary's proposed By-law to go to AGM if EC grant approval;
RESOLVED approval be granted & listing of matter on AGM Agenda confirmed.
e) E-mail of 01/03/05 from Unit 23C(Lot 51) for approval to split system air conditioner on balcony subject Secretary approving location etc which Secretary reported as complying;
RESOLVED approval be granted. **[Action DS]**
f) Copy letter Capital Finance to Fincorp Financial Services of 10/02/05 received 02/03/05 as to lease terms re gym equipment-letter sent to STM of 02/03/05 to action payments;
g) Letter of 02/03/05 Rollers & Wheels P/L to sign contracts & pay total deposits of $11,084.re door replacements Units 70C & 73C. Secretary's letter to STM to do this;
RESOLVED Secretary's action & payment of deposits be confirmed.
h) E-mail of 03/03/05 Unit 4C(Lot 32) for approval to security screen doors re hall access
RESOLVED this be approved & colour of frame & mesh to be cream. **[Action DS]**

BUILDING SERVICES DIVISION

a) Report of Building Services Division Chairperson

RESOLVED the written report of the Building Services Division Chairperson be received.

a) Fire Services-Aquafire only to install mimic panel in control room to finalise A & B Block & restaurant alarm systems. Variation in price required to isolate A Block stairs from restaurants as this previously unknown. Door behind Hog's Breath car spaces fitted but Aquafire to return as not closing properly; **[Action GB]**
b) External spa paint rectification-Quotes to be obtained after Easter; **[Action GB]**
c) Shower C3 leaking. Quote for $450. obtained from Shower Repair Centre;
RESOLVED quote be accepted; **[Action GB]**
d) Insurance claims- Ceilings to Units C4, C25 & A9(McCubbin) accepted by Insurer. Work completed in C4 & C25 & today in A9 after work order issued recently;
e) Common Area toilet on B2-Request from C77 for key. Other residents may want key. Secretary advised of discussion today with CB re key alike on basis of accepting key to loading dock & key re entrance via door between Bella Costa & Oceanna **[Action CB]**
f) Water ingress-C70 & C73-Terry Overhall finally made contact re doors as follow up to order placed before X'mas-will now order James product & then do work **[Action GB]**
g) Painting-Quotations received from Ad Style & in conjunction with SS as to doors & jams urgent need re same-confirmed by GB & DS to accept quote & do work;
h) Directory Board-with CB-reported by SS it should be fitted in next week; **[Action CB]**
i) B18-no contact yet re installing air conditioner.

b) Report of Secretary.
RESOLVED the written report of the Secretary be received.

a) Enertec requested to include in the September & December servicing of the air conditioning units on Levels 8,9 & 10, the cleaning out of pipes & pumps to avoid blockages in them & they to advise of extra cost on annual contract renewal; **[Action DS]**
b) Claim against Australand re Units 70C & 73C & rust spot eradication-Claim as lodged with Consumer Claims for $36,426.97 had to be replaced with a Home Building Complaint as lodged on 07/03/05. Mediation to take place in due course.

HOUSE AND GARDEN.

RESOLVED the written report of the Chairperson be received.

1) Ad Style Painting-3 quotes presented being $680. for roof & plant room doors & jams & fire doors elsewhere,$850. re low rise gate & walls where hedge cut down etc & $750. re main entrance arch & also walls from entrance to loading dock;
RESOLVED these be approved & painting carried out over 2 months or so; **[Action SS]** 2)
a)Garden, Gerrale St. entrance North side-Quote of Florascape for $750;
RESOLVED this quote be accepted. . **[Action SS]**
b)Conversion sprinklers to drip system- Quote from Florascapes for $13,550. incl GST received on basis some work previously done has to be redone. Concern on this expressed by EC members, Further quotes to be obtained; **[Action SS]**
3) Gym equipment-New equipment arrived & installed. Thanks to Matt Clifton in cleaning up area & to users for patience & understanding re delay since mid December;
4) Name at main entrance-Quote for $2100. + GST from Jentech for name to be in aluminium anodised lettering on arch above front entrance discussed;
RESOLVED quote be accepted **[Action SS]**
5) Wall mounted Seton ash receptacle tray purchased &, thanks to CB, now fitted;
6) Formal welcome to Matt Clifton (MK Maintenance) as new caretaker/cleaner. Thanks to Matt & wife re recent special Sunday assistance when noone arranged by former cleaner;
7) Letter boxes-Quotes being obtained as to repainting or replacement; **[Action SS & CB]**
8) Fire exits leading to pool-Suggestion of tiling floors discussed;
RESOLVED no action as cost would be high & considered unnecessary.
9) Centre railings front steps-Stainless steel bolts fitted to prevent use by skateboards.

SECURITY DIVISION.

RESOLVED the written report of the Chairperson be received**.**

1) New card inserts provided for tower intercom entry panel & B1 Visitor panel. Keys collected from prior caretaker/cleaner;
2) ESP Security replaced original Tower intercom power supply with spare & original returned to Elvox for repair or replacement as not coming up to full voltage supplying the picture & thus causing picture to be blacked out;
3) Diagnosis still being done on Gerrale St. gate re unreliability in gate locking or camera panning. Power supply being investigated by ESP Security. Substitute entry panel fitted & all now working; and
4) Elvox have specially ordered for us, replacement contrast & brightness monitor knobs from Italy, enabling us to replace any broken ones & restore operation of monitor.

RESTAURANT DIVISION REPORT.

RESOLVED the written report of the Chairperson be received

1.Grease trap cleaning-Memo of 11/02/05 explains smell arises when lids of traps have to be lifted and sides of tanks scraped & mechanical ventilation spreads smell through buildings. Suggestions have been made to shut off ventilation system during this process. CB has indicated he is aware of area to be closed off on panel in Fire Control room. Discussion then was as to how this would be done when cleaning took place at 2am;
RESOLVED key to Fire Control room be made available to Cleanaway to shut off ventilation in relevant area when cleaning carried out; **[Action GB]**

2) Opah Restaurant (R3-Lot 21)-Restaurateur spoken to on 04/03/095 as to the number of signs on restaurant exterior. He agreed to remove "opening" sign now (this done 08/03/05) & requested other signs remain until cessation X'mas trade as a settling in period;
RESOLVED his request be granted & review signs & type after X'mas. **[Action DS]**

3) Oceanna (Shop2 Lot 4) request for additional sign at extremity of awning (Corro item 6a)) discussed on basis of .all existing signs being under balcony above, possible obscuring of signs of Stonefish & Café Monz & unacceptable precedent may be set;
RESOLVED Oceanna be advised proposal efused for above reasons. **[Action DS]**

4) Café Monz (Shop 4 Lot 2) request re 2 alternatives for awning (Corro item 6 c)) discussed. Proposal as to attachment of support in & awning covering part of Hog's Breath exclusive use area involves problems in change of ownership of restaurants, Otherwise proposals in order. E-mail of Unit A8 (late matter) of 15/03/05 considered but objection not agreed to;
RESOLVED either alternative agreed to but Café Monz to cover its position if change of ownership in restaurant ownership if Hog's Breath area covered & attached to pole. Attachment to pole (common property) approved & reply to Unit A8 be sent. **[Action DS]** 5) Bella Costa (Shop 1 Lot 5) & Oceanna (Shop 2 Lot4)-Communications with both re both discontinuing placing tables etc beyond exclusive use area & encroaching into passageway;

6) Hog's Breath(R1 Lot 1)-Further complaints A Block residents re staff after closing time turning up volume of music played from inside restaurant & staying until early hours of morning, disturbing residents. Meeting on 24/02/05 DS, GB &GR with Hog's Breath & then in unit A2 where music could be heard through floor of unit. Hog"s Breath agreed music to be turned off on restaurant closing & phone contact numbers supplied if any further breach occurs;
RESOLVED above acceptable & to be monitored by GR **[Action GR]**

GENERAL BUSINESS(of which notice has been given).

1. Written report of Secretary.

RESOLVED written report of Secretary be received.

a) Water restrictions-Report as to contact by Water Board rep. with Matt Clifton on 08/02/05 & thereafter by another Rep on 21/02/05 with DS & his visit here that pm followed by advice next day that an Infringement Notice would issue as to use of sprinklers. Notice now received & election to have matter dealt with by the Court sent in 10/03/05;

b) Cleaning Contract.-Letter to Zenari's Mtce re termination of its contract together with contract terms re MK Maintenance (took over on 28/02/05) given to each EC Member;

c) Consolidated By-laws-Thanks to CB for setting out & editing final version as well as arranging printing with Snap Printing & a saving of $645.10 re all 4 By-laws for AGM;

d) Unit 77C(Lot 105) complaints re tiles etc.-As position changing & reply awaited to letter to owners' Solicitors of 22/02/05, full report to be circularised at Meeting.

Late Matters –Secretary's reports dated 14/03/05 & 16/03/05

d) above continued-The Secretary's Report of 14/03/05 was accompanied by a copy of the correspondence between him and the Solicitors for the owners of 77C from 03.02/05 to 07/03/05 (received only on 11/03/05) and attached to his report of 16/03/05 was a draft of the proposed reply to the last letter from the Solicitors. These were all discussed at length;
RESOLVED that a letter in the form of the draft as presented be forwarded to the 77C owners' Solicitors. **[Action DS]**

e) A copy of a letter to Sydney Water of 11/03/05 to point out rejection of exemption unclear & request withdrawal of Court action was attached for information of the EC Members;

f) Conversion of Foxtel to digital-Last June Foxtel requested we contact them about February next. Phone call to Foxtel on 10/02/05 made & requested to call back in a month as meeting taking place with contractors as to pricing of conversion of large buildings. Foxtel phoned on 15/03/05 advised price was $230. per unit which in our case, with 95 residential units would be $22,080. Could be extra if site survey indicates other problems. List of acceptable contractors,over & above their own selected contractors, was requested & received;
RESOLVED this be reported to AGM with EC recommendation that we delay conversion for a year or 2 when price expected to be reduced. **[Action DS]**

g) Boat in garage Unit 57C (Lot 85) Copy letter of 14/03/05 re this & boat projecting into driveway supplied & reported boat removed next day;
RESOLVED letter of thanks for immediate cooperation be sent to tenants; **[Action DS]**

h) Strata Title Act amendments-Secretary advised only became aware these were effective from 07/02/05 when speaking to TF of STM yesterday & referred to a summary attached to the report as thereafter provided by STM. Actual amendments needed to be studied in order to determine what procedures of EC need to be changed;
RESOLVED copy amendments be obtained for further report to EC. **[Action DS]**

OTHER GENERAL BUSINESS.

Nil

Next Meeting; Wednesday, 23rd March, 2005 (New Committee) following AGM.
Meeting Closed: 9.40pm.

Chairperson

Prepared: 20th March, 2005.