MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE OWNERS-STRATA SCHEME 50785 HELD AT 1 McDONALD STREET CRONULLA AT 7.00 P.M. WEDNESDAY 20th JULY,2005.

Present: Mrs.S.Schembri (SS), Messrs G.Bursill (GB) for self & as alternate for Mrs. S. Carruthers (SC), D Solari (DS),B. Perkins (BP) & G.Rennie (GR)
1.Apologies Mrs R Hoddinott (RH), Messrs . C Beebe (CB) & P.Mahony (PM).
In attendance Mr. A Bailey (43C).
Chairperson: Mr G Bursill.

Meeting opened 7.05pm.

Special Business-Letter dated 15/07/05 from SC appointing GB her alternate in her absence. **Resolved** the EC consents to this appointment.

Minutes.
2.Resolved the Minutes of the Meetings held on 16/03/05 and 23/03/05 be **received.**
3.Resolved the Minutes of the Meetings held on 16/03/05 and 23/03/05 be **adopted.**

4.Business Arising (Meeting of 16/03/05 only) other than referred to hereunder.- Nil

5.Correspondence.
a) **Resolved** approval be granted as GB confirmed normal conditions agreed to and being complied with. **[Action GB & DS]**
b), c), d) & e) Noted.
e1) **Resolved** approval be granted for Unit 76 to install mesh fabric external blinds on north facing balcony, a metre in depth and as attached to existing pergola.**[Action DS]**
f) Noted and see item 7 o) below.
g) **Resolved** proposed cladding of garage for Unit 33C be approved subject to cladding on open side being same material & height as C64 garage & specimen of cladding material being approved of by GB before any work commenced. **[Action DS & GB]**

6.Treasurer's Report.
In her absence due to ill health-a) & b).Noted.
Resolved Delegation of her duties to BP during her period of ill health be approved.

7.Building Services Division
Report of Building Services Division Chairperson (GB).
a), b) & c) Noted.
d), e), f), g), h),i) & j) Noted.
k) **Resolved** Eveready quote of $8055.30 for updated panel & $447.50 for weatherproof gate latch for low rise communication system be accepted & work done urgently **[Action GB]**
l) & m) Noted.
n) GB reported trial took place 18/07/05 & builder suggested a trial on another unit. C72 suggested. Costing to be then provided for consideration re other units. **[Action GB]**
Report of Secretary (DS).
o)Resolved that DS be authorised to obtain Sec 145 order for access under Strata Schemes Management Act where access refused to Enertec by occupant or owner. **[Action DS]**
p) & q) Noted.

r) DS advised fax to Australand of 14/07/05 re 70C & complaint of A9 & requiring reply by 19/07/05 to agree to do repairs. A9 to be inspected by Australand on 25/07/05. If no satisfactory result achieved, **Resolved** DS authorised to lodge building claim re both units with Office of Fair Trading. **[Action DS]**

s) **Resolved** DS proceed and prepare for consideration at next Meeting proposed By-laws on balcony doors maintenance & floor covering damage claims. **[Action DS]**

8.House and Garden.

Garden

a) Noted

b) **Resolved** neither work item be proceeded with at this stage (see d) below) **[Action SS]**

c) **Resolved** this quote not be accepted as 5 of the palms not our responsibility **[Action SS]**

d) After long discussion on this & b) above & cost factors **Resolved** the subcommittee & Sue Rennie meet with Florascapes to prepare a plan & program for the whole garden area coupled with the conversion of sprinklers to drip system for consideration and/or approval &, if necessary, work commencement by GB, DS & SS pending next meeting **[Action SS]**

House.

e) Noted.

f) Rejected. GB advised light sufficient & on same timer as other lights turned off at 11pm.

g) & h) Noted.

9.Security Division.

No report available due to Chairperson of this Division being absent overseas.

10.Restaurant Division.

a) **Resolved** Cleanaway fob access key be extended to cease at 12 noon. **[Action GR/MC]**

b) Noted.

c) **Resolved** to accept resignation of DS as Chairperson of this Division and appoint SC as new Chairperson.-DS to do secretarial work **[Action SC & DS]**

11.General Business(of which notice has been given).

a) & b) Noted.

12. Other General Business.

a) Unit 77C(Lot 105) complaints re tiles etc. Letters received after Agenda issued. **Resolved** that it be left to the discretion of GB & DS as to reply to be sent at this stage but it should point out tiles and glass scratches are the responsibility of owners of Lot 105 & that EC will consider other matters in dispute when further reports received from the owners of C77 in conjunction with comments on these from qualified persons to be obtained at the discretion of GB & DS. **[Action GB & DS]**

Next Meeting: Wednesday, 23rd, November, 2005

Meeting Closed: 9.35pm.

Chairperson

Prepared & Distributed: 21st July, 2005.