NOTICE OF ANNUAL GENERAL MEETING

NOTICE OF BUSINESS TO BE DEALT WITH AT THE ANNUAL GENERAL MEETING
OF THE OWNERS OF STRATA PLAN 50785 TO BE HELD:

IN THE BBQ AREA AT COTE D' AZUR
1-3 MCDONALD STREET, CRONULLA
ON WEDNESDAY, 29 MARCH 2006 AT 7:30PM

AGENDA

(A) NOMINATIONS BE RECEIVED FOR THE EXECUTIVE COMMITTEE
(B) THAT THE NUMBER OF MEMBERS TO THE EXECUTIVE COMMITTEE BE DETERMINED
(C) TO CONSIDER THE FOLLOWING MOTIONS

MOTIONS

1. That the minutes of the previous General Meeting as recorded in the Owners Corporation Minutes Book be confirmed as a true and accurate account of the proceedings at that meeting.

2. That the statement of accounts as prepared by Strata Title Management Sydney for the period 01/03/05 to 28/02/06 be adopted and that a copy of such accounts be affixed to the Minute Book of the Owners Corporation immediately after the page on which the minutes of this meeting appear.

3. That the suggested budget* for the period 01.06.06 to 31.05.07 be as follows:-

ADMINISTRATIVE FUND	**$ 417,215.00 Plus GST**
SINKING FUND	**$ 151,203.00 Plus GST**

To be levied in four equal instalments in accordance with Section 23 of the Strata Schemes Management Act and due on :- 1.06.05, 1.09.06, 1.12.06 and 1.03.07 and payable according to unit entitlement.

*** Any questions relating to the budget or financial statements should be directed to our office PRIOR to the meeting.**
Questions directed at the meeting may not be able to be answered.

4. That an insurance policy be executed to cover the Executive Office Bearers Liability and/or misappropriation of money or property of the Owners Corporation.

5. That an auditor be appointed and that Strata Title Management Sydney determine the auditor.

6. That the Owners Corporation decide if any matter is to be determined only by the Owners Corporation at a General Meeting.

7. That the Owners Corporation prepare a plan relating to the Sinking Fund.

8. That Strata Schemes Management Corporation Pty. Ltd. Trading as Strata Title Management Sydney be reappointed as Managing Agent as per the Managing Agency Agreement tabled at this meeting.

9. That in accordance with Section 80A of the Strata Schemes Management Act 1996 as amended the Owners Corporation resolves to remove the limitation relating to expenditure in excess of 10% above the budget on any item or matter.

10. That any Strata Manager of this Owners Corporation shall have power to issue Notices to Comply under s45 of the Strata Schemes Management Act 1996 upon a written request from this Corporation provided 2 members of the Executive Committee are satisfied that a breach of the By-Laws or that Act has occurred.

11. That the Owners Corporation specially resolve that the Special By-Laws 31 to 43 as adopted on 23rd March 2005 are hereby amended as per the amendments attached as Annexure ‘A’.

……
STRATA TITLE MANAGEMENT SYDNEY

NOTICE OF EXECUTIVE COMMITTEE MEETING

Take notice that the Executive Committee of the Owners Corporation of Strata Plan 50785 intends to hold a meeting immediately after the Annual General Meeting.

AGENDA

1 That the position of Office Bearers (Chairman, Secretary and Treasurer) for the ensuing year be determined.

.....
STRATA TITLE MANAGEMENT SYDNEY