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, 15th November, 2006.**

AGENDA.

Note: Abbreviations used as follows: G.Bursill-GB; D.Solari-DS; R.Hoddinott-RH; S.Schembri-SS; C.Beebe-CB; G.Rennie-GR; D.Gourley-DG ;M. Clifton-MC; Owners Corporation-OC; Executive Committee-EC; Special By-Law -Spl.B-l Strata Title Management-STM.

1. Apologies.

Special Business- Resignation of DS as Hon. Secretary & EC Member (Item 5 d)

Statement by the Chairman of the Owners Corporation:

Being notified by Denis Solari that he intends to formally resign from the OC at the commencement of the EC meeting scheduled for the 15th. of November, for personal reasons, this being the first item on the agenda I would like to make this statement on behalf of the EC and myself personally.

Denis has been a voluntary member of the EC for some seven or eight years, in particular as the honorary secretary and legal adviser for most of that time, he also picked up the role of being the chairman of the restaurant committee along the way.

The impact of the loss of this intelligent, highly motivated, exceptionally diligent and hard working member is yet to be realised and felt, not only by the EC but every owner in our complex. There would not be enough space on our agenda to mention the numerous projects and tasks that Denis has taken on and completed, tasks that have been avoided by others as being too hard and time consuming.

Denis has saved "us owners" hundreds of thousands of dollars in rectification works which would have been funded from "our funds" should this follow up and persistence with the developers / builders be left with less enthusiastic "voluntary members", not to mention the thousands of dollars he has saved us in legal advice, he has also implemented systems to our administration area which have made it easier for all to follow up and recognise unauthorised costs and charges, he has saved us thousands in over servicing and ratified many of our sub contracts.

I would like to than Denis personally for the support and leadership he as shown me and the many things I have learnt from him, his input will be greatly missed by me in our committee, we all wish him well now in health and enjoyment with the greatly enhanced amount of leisure time he will now have with family and friends, last but not least, I would also like to thank Joan Solari for her sacrifice in the putting up with disruptions to her home and loss of time with Denis in the carrying out of his E.C. duties.

Should you meet Denis in the lift on the street or anywhere else for that matter, it would be nice and I am sure would be well received by him, if you show your appreciation of his efforts and say, "THANK YOU".

Election of new Honorary Secretary

2. Receipt of the Minutes of the Meeting of 16/08/06.
3. Adoption of those Minutes.
4. Business arising other than reported in the Reports referred to in this Agenda. - Nil
5. Correspondence:
   a) Letter 28/09/06 from C5 re approval for installing split system air conditioner unit in courtyard garden area, reply of DS of 29/09/06 as to conditions applicable & acknowledgement of conditions signed by owners dated 30/09/06. RECOMMENDED approval be granted on conditions as acknowledged.
   b) Letter 15/10/06 from A7 re approval to awning as per brochure supplied. RECOMMENDED approval be granted subject to GB's approval to final details;
   c) Letter 28/10/06 from new Restaurateurs of Sandbar, R2, Lot 12, to be known as "Zinc bar & café" as to approval for the name to replace "Sandbar" where now existing & to drill core hole through floor to connect to its B2 garage for air conditioning condenser unit to be located there & also for TV cable & connection to TV aerial.

RECOMMENDED approvals be granted subject to condenser unit be free standing on garage floor and locations to be as already indicated by GB;

d) Letter 31/10/06 from DS resigning as Hon. Secretary & EC member to take effect from 7pm 15/11/06 & request for $200.00 reimbursement part phone etc expenses.

6. Treasurer's Report.
   a) Balances of funds as at 02/11/06 - Admin $264,351.22 Sinking $463,839.77 Cash at Bank $82,621.75 Investment A/c No. 2 $638,680.46 Other balance Sheet items $6,888.78 Total Funds $728,190.99;
   b) Meeting with STM requested this month to address allocation of expenses; and
   c) Order system working well-accounts paid in 2-3 days if work order no. given.
7. Building Division Reports:
   Chairperson (GB).
   a) External spa resurfacing-Quote of Trisley Pool Services for $2,640.00 to grind off existing surface & re-grout tiling investigated by inspection by GB & CB of another site. Trisley agreed to request of GB to extend guarantee from 1 to 3 years. RECOMMENDED quote be accepted & work either done now if possible or if not then left to end of swimming season;
   b) Spa Rollachem Unit-Service by expert attended to & adjustments made & MC instructed as to proper supervision etc. Now working well. RECOMMENDED it be serviced by Rollachem yearly;
   c) Mail box relocation-Quotes Velox $8,525.00, Ryan $8,000.00 & Mailboxes-R-Us $9.660.00 rec'd. the last named being only tenderer to be able to install same in GB's preferred location. Boxes to have natural clear anodised satin finish. RECOMMENDED inspection by all EC Members for explanation of proposal & to accept quote of Mailboxes-R-us if EC decide to proceed &, if so, engage contractor to blank out existing mail box location with painted compressed fibro panels;
   d) Shade installation BBQ/Pool areas- Quotes obtained (still to come from Advanced Shade & Sails & Shade Products Australia) Quantum Awnings (shell style) Area 1 $6,900. A2 $6,900. A3 $7,900.all 32-9.25%, Foldaway Awning Specialists Area 2-adj. BBQ $6,720. A3-Ext. spa $7,150. ; RECOMMENDED EC do "a walk around" & discuss options & possible mix of proposals received;
   e) Front door replacement, Tower block- 3 quotes received but all on basis of full replacement of door not just damaged profile. Trying to find original supplier. RECOMMENDED CB to liaise with GB to decide on future action;
   f) Endeavour Air Cond. P/L; Plant room work completed as designated by Engineer to isolate sound transmission noises from there and roof exhaust fans;
   g) Endeavour issued work orders re replacement in floor air supply B2 for $9,400. + GST, Cooling Tower fan & cowl replacement $3,600., replacing air cond. unit in C65 $6,300.,rectifying air cond. mountings in C64 $420., replacing condensate pump in C68 $$600. & at next air cond. service date on 13/12/06 for levels 8, 9 & 10 to replace all filters at $40. each except where new units recently installed;
   h) B2 entrance roller shutter door again damaged 12.20am Sunday 15/10/06-Surveillance camera unable to discern vehicle registration. Claim to be made on insurance policy & in future Security Division to immediately check key access printout & CB & MC to liaise on method to do this;
   i) C7 garage door & car damaged & requested to take this up with their insurer;
   j) Zinc(formerly Sandbar) café & bar new owners requested permission to install free standing air cond. unit in garage & connected into café through floor & also to connect into TV aerial system. RECOMMENDED approvals be granted on basis all work to be done by suitably qualified tradesmen in accordance with appropriate regulatory requirements. Also they to be responsible to make good any damage to common property at their expense & to notify OC when work completed for a final inspection by GB;

k) Smoke detectors discussed by GB with Aquafire as, from 01/11/06, one is now required adjacent to bedrooms even though sprinkler system installed. Standard required is AS3786 & best type has lithium battery fitted (lasts 8-10 years) or it can be permanently wired in. Each owner is responsible to provide this at owner's cost;

Secretary (DS).

a) Air conditioning servicing next due 13/12/06 when filters to be replaced & DS advises of arrangements needed to be made for that as well as for servicing in 2007;
b) AGL Bondi representatives here on 18/08/06 to examine damaged Rinai equipment & report of 10/10/06 as requested by DS received to advise claim being pursued against Rotex Australia as to recovery by the OC of $1113.14 paid for Rinai repairs;
c) A10 has not replied to OC request of 17/08/06 to carry out repairs to prevent water entry to A9 despite reminder letter of 10/10/06. For considered discussion;
d) As to balcony tiles & other complaints of C77, all owners received copy Application before CTTT. Extension of time for filing OC submissions applied for and granted & now due 28/11/06. One quote received cost to retile balcony would be $71,890.incl. GST-another quote expected shortly. Cost of repair or replacement of membrane can only be assessed when existing tiles all removed. OC to act on further advice from Solicitors re tiling. Report of Dr. L Jacob of 24/10/06 received & denies C77 claim that scratches on 4glass panels need them to be replaced due to being dangerous. RECOMMENDED the engagement of J S Mueller & Co, Solicitors, of Arncliffe, to represent the OC in proceedings by the C77 owners in the CTTT be confirmed & GB be given full authority to instruct J S Mueller & Co on all disputed matters.

8. House and Garden.-Report of SS.

Garden:

a) Thanks for response to Council Tree vouchers- result 38 beautiful trees obtained;
b) Thanks Hannigan's, The Tree Fellas for successfully trimming Canary Palms-great. job-property left clean, neat & tidy. Thanks to Florascapes for recommending them;

House:

c) Painting external walls common areas done & now proceeding with low rise external walls. Internal common areas each floor in Tower to be done in New Year-Quotes of $14,520. for ground to 5 levels & for same amount for levels 6 to 10 received. RECOMMENDED quotes be accepted on basis colours & finish to be same as now:
d) SS acted as collector of donations for Heart Foundation in building-thanks for generosity of those who donated- all completed banked & balanced in October;
e) Investigation for cleaning concrete car park areas behind restaurants B2, in front of restaurants & visitors parking B1 plus certain garage doors on B2. Quotes received are $5,000. for all but garage doors & $30. single garage door & $50. double door. RECOMMENDED quotes be accepted-decision required if garage doors to be done;
f) X'mas almost here & tree again to be put up. Last year left to Bill & Pat Perkins & a few others. It is a big job. Helpers are needed & those volunteering should give name to any EC Member. Good time was had by all last year in bringing X'mas alive here.

9. Security Report of CB:

Quotes requested from 3 Companies for replacement of existing video security recording system which records on VHS. New technology records direct to hard drive to avoid daily tape changes. CD can be burned & will dispense with need for our multiplexer & time lapse video. No response from one Company and another, Chubb, quote was for less capacity & dearer than the other quote received. RECOMMENDED quote of Everready Alarms to supply, install & commission a 16-channel 640GBDVR for $3,246. incl. GST be accepted & installed before X'mas.

10. Restaurants:

a) Bella Costa outside area delineated on east by s/steel barriers & now observing north boundary limit. Awning installed- 2 white frames to be changed to stromboli green;
b) Opah to complete tower painting by 15/11/06 or OC to do it at Lot owner's cost;
c) Sandbar has vacated R2. New owners to name it "Zinc bar & café". Approval sought

to name change on signage & use of alley at western boundary for smokers during opening hours with stools & ash trays to be provided by Restaurateur. RECOMMENDED approvals be granted;

d) Oceanna vacated. Re-opened by new owners & called "Splash". Hot Water System too small and request made for larger tank to replace one of 2 air conditioners attached to rear wall of disabled car space involving change of By-law. Copy letters to Restaurateur & Lot owner attached agreeing to By-law & meeting cost of it. RECOMMENDED that STM be supplied with a copy of the attached and requested to include in the next AGM Agenda AGM appropriate resolutions both for the repeal of the current applicable By-law as well as the passing of the new proposed By-law;

e) Stonefish reminded to keep within exclusive use boundaries and also required to clean off marks made to freshly painted hall walls by it and/or Café Monz;

f) Café Monz given instruction as per Stonefish re marks on walls;

g) Hog's Breath now not leaving items on common property driveway & are parking vehicles within car space boundaries & not affecting access to fire hose & fire exit;

h) Generally-At last, after a lot of perseverance, the Restaurateurs are trying to do the right thing. Still a lack of supervision of & instruction to staff. Daily inspections required to maintain present condition. In view of change of owners of Sandbar RECOMMENDED that the rental for the exhaust and grease traps for the quarter ending 15/11/06 under Special By-law 42.5 be waived for all Restaurants; &

i) Grease trap cleaning was carried out at 2am on 25/10/06. New deodoriser as well as fans were used & there were no complaints as to unpleasant odours..

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

a) Quotes from 3 Insurers for renewal insurances for discussion;

b) C12 denial of pool & amenities access continuation or cessation for discussion;

c) C52 illegal parking report for discussion re further action or to await their eviction;

d) New Agreement amended as requested by OC signed on & effective from 11/10/06;

e) Proposed By-law amendments to Special By-laws- DS to supply to next EC Meeting ;

f) Key Programme binder to be refiled to comply with method used in other binders .

g) As a result of letter by DS to Skilltech as to short notice in Auguat, it has agreed to leave gas meter reading cards in letter boxes about a week before reading ;

h) Report of DS as to proof requirements to enforce By-laws & recover a penalty;

i) Unit 77C (Perri) By-law breaches:

i) Denial of access to pool & amenities under Spl. B-l. 43.10 at Special Meeting on 22/09/06 on verified evidence of continued breaches since 29/08/06 RECOMMENDED that the resolutions of the Special Committee Meeting held on 22/09/06 as to this denial be confirmed and this be denial continued until the next EC Meeting for review dependent upon their conduct in the meantime

ii)Evidence provided as to creation of noises on Unit C77 (Lot 105) 10pm to 5.30am affecting lots below in addition to music at excessive volume & bass RECOMMENDED to consider and, if thought fit, resolve that the Owners-Strata Scheme 50785 are satisfied that F. & G. Perri, the owners of Unit C77, Lot 105, have contravened Special By-law 31.1 by creating noises on their Lot 105, namely the thumping, dragging or rolling of objects on Lot 105 between the hours of 10pm & 5.30am as well as, at other times, the playing of a sound system times at an excessive volume and bass, likely to interfere with the peaceful enjoyment of the owners of other lots and that a Notice under Section 45(1) of the Strata Schemes Management Act, 1996 be served on the owners of the said Lot 105 to comply with that By-law.

12. Any Other General Business.

13. Closure.

Dated: 8th November, 2006.

Denis Solari-Honorary Secretary.

NOTE: RETAIN THIS AGENDA pending receipt of a copy of the Minutes as, for brevity, the Minutes will refer simply to Agenda numbers and any identifying letters as to the result.