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, 22ND February, 2006.**

AGENDA.

Note: Abbreviations used as follows: GB-G.Bursill; DS-D.Solari; RH-R.Hoddinott; SS- S.Schembri; BP-B.Perkins; CB-C.Beebe; GR G.Rennie;PM- P.Mahoney; MC-Matt Clifton; OC-Owners Corporation; EC-Executive Committee-EC; STM-Strata Titles Management, SpBl-Special By-law.

1. Apologies.
2. Receipt of the Minutes of the Meeting of 23/11/05.
3. Adoption of those Minutes.
4. Business arising other than reported in the Reports referred to in this Agenda.-Nil.
5. Correspondence:
   a) Letter of 01/12/05 Bella Costa re proposed awning-Refer Restaurant Report;
   b) Letters (2) of 08/12/05 owners C5, one as to intrusion by party goers into courtyard area and the other a request for approval to increase fencing height on south side;
   c) Letter of 13/12/05 LJ Hooker Cronulla to enclose cheque for $1,404.30 in payment of repairs to front steps etc caused by tenant of C36 on 23/07/05;
   d) Letter of 23/12/05 owners C5 re increasing height of remaining courtyard fencing of Units C4 & C5 to height of remainder;
   e) Letter of 16/01/06 Clisdells, Strata Manager of Talofa Court re our complaint as to some residents seen using our pool & to advise offending tenants have now vacated;
   f) Letter of 19/01/06 of owner Unit 7C re approval to install split system air conditioner & reply of Secretary as to prior inspection & conditions normally applicable to same-Refer item 7 b) Chairperson's Building Division Report;
   g) Letter of 01/02/06 of Hog's Breath for approval re change of main sign over door-Refer item 10 c) Restaurant Report; &
   h) Letter of 06/02/06 of Opah for approval to signs- Refer item 10 b) Restaurant Report.
6. Treasurer's Report (BP-Acting Treasurer).
   a) Balances as at 08/02/06 of Funds- Admin $170,210.92 Sinking $413,081.86 Cash at Bank $95,691.83 Investment A/c No. 2 $471,172.25 ;
   b) System of issuing Work orders & payment of accounts promptly by STM working well. Account queries to them dealt with quickly & now checks on issues re recovery of costs from Owners & others are in place & costs recovered detailed to us;
   c) Year position has improved due to levy increases but heavy expenditure expected in near future eg Painting & plant replacement & future budgets to reflect these.
7. Building Division Reports:

   Chairperson (GB).

   a) External spa heater-electrolysis problem being dealt with by AGL & Rinnai;
   b) Air Conditioning Unit C7-location etc advised & need for final inspection by GB ;
   c) Pool security-wiring done & stainless steel post purchased- CB to further advise;
   d) Energy contract(Electricity)-STM advised to sign 26 month contract with Energex for period 08/06 to 09/08 as better than offer of current supplier, Energy Australia ;
   e) Unit 73C ceiling water entry-Repairs by South Pro Plumbing monitored & appear satisfactory. Ceiling patching & repainting by R. Williams-BP to follow up insurance claim through STM re repair costs;
   f) Extractor control panel B2- Replaced by Rocar Electric who also relocated B2 main entry door control box at quoted costs much lower than Aquafire & Able Doors;
   g) Roller Shutter Door Repairs by Able Doors-GB noticed Able charge up to $180.00 when servicemen call & cannot fix door & quote needed. Upon enquiries to their office, GB was advised if quote requested by us instead of a service call, no charge is made for the rep attending to quote & this procedure now adopted.
   h) Unit 45C awning- Now installed & final inspection satisfactory;
   i) Aquafire & Rocar Electric to carry out work as per last Aquafire statutory report; &
   j) New S/Steel bbq-Installed & side flanges & inserts measured & being made;

Secretary (DS).

a) Enertec account for fire damper inspections challenged on 26/09/05 still in dispute. Delay is due to their failure to reply promptly. Dispute resolution expected shortly;
b) Enertec Maintenance Agreement nearing finality. Delay is same as a) above;
c) Cheques for $92.40 to us & $100.00 to owner of unit for loss of shoes caused by Enertec's negligence in Unit 73C on 21/09/05 now being processed;
d) Air Conditioner unit plant levels 8, 9 & 10(76C) near end of economic life & repairs more frequent. All units were inspected by Enertec with GB & DS present on 25/01/06 & on 07/02/06 by Endeavour. Enertec quotes to replace units in 72C & 73C due to water collection trays disintegrating & to install better water pumps in 7 other units received & Endeavour quotes expected to be available before Meeting;
e) Failure of Porcelite to honour guarantee re painting of external spa by not returning phone calls nor being able to be contacted by letter addressed to its various addresses. Company search made & Internet researched For discussion as to any future action;
f) Tiles on balcony of Unit 77C, Lot 105 absorbing water in rainy weather. Possibility of failure of membrane in due course causing damage to up to 5 units on level 9 located partly under balcony of Unit 77C due to owners' failure to take action. RECOMMENDATION that a letter be sent to the Solicitors for F & G Perri requesting confirmation within 21 days that they will proceed within 2 months and carry out any work necessary for their balcony tiles to be waterproofed and so kept to prevent possible damage being caused to any common property or to any unit, failing which DS is authorised to apply on behalf of the OC to the Consumer, Trader & Tenancy Tribunal for such orders as he considers are appropriate to achieve this.
g) Actions against Australand- Action to recover total of $36,426.97 for balcony door replacements for C70 & C73 & removal of balcony rust spots to go before Tribunal on 24/03/06 for preliminary hearing. Complaint re continuing water entry through walls of A9 & C70 now awaiting action by Building Section of Dept. of Fair Trading.

8. House and Garden.-Report of SS.
   a) Irrigation drip system installed & being monitored. Thanks to course superintendent Cronulla Golf Club- delivered 5 cm of mulch free. Florascapes improving gardens;
   b) McDonald St pillars & arches painted, corner tower with anti graffiti coating. Internal loading dock door reversed & repainted. Water restrictions prevent external cleaning ;
   c) Carpark behind restaurants cleaned on 12/12/05. MC arranged special mats in passageways between restaurants. Residents of A & B Blocks happier at results;
   d) Xmas tree & decorations in foyer for first time appreciated by residents. Thanks to BP & wife Pat & C & J Pithers for assistance to obtain & set these up & remove them;
   e) Sand consistently carried into foyer & lifts on resident's feet-Use tap near front door to wash feet before entry to avoid sand deposits in these areas MC cleans twice daily;
   f) Bbq area is not being cleaned up after use. Form for its use to be implemented;
   g) Visitor parking rules not being observed by some inconsiderate residents;
   h) Dock area NOT for parking as reserved for use by Fire & Ambulance etc services;
   i) Garage doors must be kept closed for security of that garage & adjoining garages;
   j) Noise & abuse of lift & other equipment & common areas by residents, especially on 26/01/06 on level 4, not appreciated & repetition will result in unpleasant action; &
   k) Thanks to all working to keep Cote in good repair & order & resident interest in Cote.
9. Security Report of CB:
   a) Pool entry striker plate- Several suppliers contacted to coordinate work. Locksmith work completed first for gate manufacturer to match housing. Expect new gate to be installed next week & Rocar to finalise cabling at same time. Computer programming then to be completed & Siemens then to supply hardware & commission system;
   b) Security of fence in McDonald St- Various alternatives investigated. Colorfen quote of 05/11/05 for $7,040.00 is for 1m powder coated extension to existing type fencing bent outward. Existing fence now badly corroded & colour match difficult; &
   c) Quote of Steel Corp of 02/12/05 includes $13,794.00 incl. GST to replace fence re b) above with 3.4m similar fence with the 2 gates having an aluminium perforated sheet instead of perspex backing. This could cause view to be obstructed.

10. Restaurants:
    a) Bella Costa awning-Correspondence item 5a)-Proposal circulated to EC Members for decision to enable order for awning to be placed & conditions proposed if approved RECOMMENDATION that the awning for Bella Costa be approved in accordance with its letter of 01/12/05 and the reply of DS of 14/12/05;
    b) Opah awning- final condition of prior conditional approval complied with RECOMMENDATION that awning be approved on conditions agreed to; Opah signage-Current signs to be reviewed at this time as previously indicated to Opah. Proposal for future permanent signage to be discussed;
    c) Hog's Breath-Approval to changed sign-Correspondence item 5g)-Inspected by GB & DS- proposed better made new sign (same detail as current sign) above entrance door. RECOMMENDATION that the changed sign in the same location be approved;
    d) A Memo of 24/11/05 was delivered to each restaurant & a letter was sent in similar terms 24/11/05 to each owner as to resolutions passed at last Meeting. DS provided a report of the meeting with Restaurateurs and the residents of Units A1 to A 12 inclusive held at 4.30pm on Friday 02/12/05. Wiring around bottle recycling area dismantled & it & disabled car space cleaned up. On 12/12/05, driveway behind & passageways between restaurants professionally cleaned at a cost of $2,500.Special type mats provided by Alsco have been used in passageways since 23/12/05 Discussion required as to continuation of use of mats;
    e) $1,000.00 rental for roof exhaust and B2 grease traps-SpBl 42.5 a)- DS reported on various letters as sent to 5 of the 7 restaurants since 23/11/05 as to breaches of By-laws & Council conditions & 3, Stonefish, Sandbar & Opah were persistent offenders RECOMMENDATION letters be sent to each of the freehold owners of Stonefish, Sandbar & Opah restaurants to advise the $1,000.00 rent for their roof exhaust & B2 grease trap systems for the quarter from 23/11/05 not be waived due to continual breaches of By-laws & Council conditions in that period by these restaurateurs.
11. General Business(of which notice has been given):
    a) Insurance renewal. Quotes received from CHU, our existing insurer, & CGU. Slight difference in items covered, After investigation CHU selected & insurance effected:
    b) Grease trap clearance. Again occurred early 16/01/06 & odour again hardly noticed & mainly caused during heavy use of lift. Cleanaway still very cooperative & efficient;
    c) Bbq use. Due to being left in poor state of cleanliness, form presented to be completed & signed by proposed users when applying to MC for its use & then returned to MC RECOMMENDATION the form as presented to this Meeting & the procedure noted on it be adopted for use by all persons proposing to use the bbq area.
    d) Unit 77C (Perri) Breaches of SpBl's 31.1, 31.7 a) & 32.5. Notices to Comply issued & served on 25/11/05 by STM & remain actionable until 25/11/06. A complaint by an affected person to one owner on 30/11/05 seemed to put an end to the nightly & early am noises. After about a further 14 days, day music volume turned down &, other than a recent instance, has not been a problem. Letter from the owners of 23/12/05 as placed in all letter boxes & containing a number of inaccuracies did not result in any approach by residents to EC. Conduct of owners still to be monitored. RECOMMENDATION that Unit 77C's access to the pool and Amenities Block be restored.
    e) Annual General Meeting. STM approached to appoint date. May not be until April due to new audit requirements applicable from this year.
12. Any Other General Business.
13. Closure.

Dated: 15th February, 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.