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, 17th May, 2006.**

AGENDA.

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

1. Apologies.
2. Receipt of the Minutes of the Meeting of 22/02/06.
3. Adoption of those Minutes.
4. Business arising other than appearing in the Reports referred to in this Agenda.-Nil.
5. Correspondence other than referred to in the Reports referred to in this Agenda:
   a)Unit 21C-:Letter of 16/04/06 from C5 as to discharge of waste etc over balcony on to C5 courtyard & offensive language, copy letter of 18/04/06 from DS to owners of 21C as to this, reply of 21C dated 22/04/06 stating only 2 occasions in 4 years & denying offensive language, letter of 24/04/06 commenting thereon by C5 owners, letter of 27/04/06 of DS to owners 21C with copy & comments re 23/06/05 offensive language incident, reply of C21 of 01/05/06 & response of DS of 03/05/06-For discussion.
6. Treasurer's Report (RH-Treasurer).
   Balances of Funds as at 01/05/06 - Admin. $181,900.67 Sinking $443,597.53 –
   The total of these 2 funds as banked is held as follows:
   Cash at Bank $86,316.50 Investment A/c No. 2 $526,395.25 .
   NOTE: Above details are from the STM Balance Sheet and yet to be confirmed by the Source Documents requested by the Treasurer and also adjusted to show air conditioning repairs debited to the Admin. Fund & not the Sinking Fund.
7. Building Division Reports:
   Chairperson (GB).
   i) A/C Systems levels 8, 9 & 10.
      a) Maintenance contract for this & mechanical services given to Endeavour Air Conditioning P/L- includes water treatment & testing of cooling tower;
      b) New units installed in 72C & 73C appear to be functioning well at this stage;
      c) All 7 non reservoir type condensate pumps now replaced with reservoir type;
   ii) External/Internal Spas.
      a) Auto exterior spa chlorinator causing problems due to excessive use of chlorine. On advice, a time clock was installed on trial-to replace auto system will cost $2500.00;
      b) Impossible to keep indoor spa water clean. Water is replaced 2 to 3 times per week & MC tests it every day. Special chemicals & testing equipment is used by MC. Ext. spa water tested every day by MC by dipping special test sticks in the water & comparing colour on them with colour in a test kit to adjust chlorine & alkaline content. Water samples are regularly provided to pool shop to verify the tests of MC.
   iii) Garage Doors & Roller Shutters.
      a) All double garage doors checked as to adequate fixing of fittings & remedial work done following damage caused when one collapsed & the fixing problem found;
      b) Able Doors written to re damage caused by sudden drop of shutter curtain of B2 left hand door onto a car. Rep called in to discuss with GB & advice awaited re rectification & compensation re prior unnecessary work & insurance excess re damage to car; **Note**: Since the date of the Report Able have agreed to allow $1398.00 claimed by GB as compensation off the cost of new door reducing the cost to $1982.00. New shutter door was fitted on 05/05/06;
   iv) Sump pumps B2- The 2 class 1 div. 4 sump pumps in the floor air supply ducts in B2 were totally dysfunctional & were replaced by Rocar Electric on report of Plumber.
   v) Note only- GB requested SS to obtain quote of Add Style Painting to sand down, rust treat & repaint fire services pipework in loading dock due to its current poor state.

Secretary (DS).

a) Enertec account for fire damper inspections challenged on 26/09/05 & now resolved on an agreed reduction of $1,211.65 from $5,896.00 to $4,684.35;
b) Enertec Maintenance Agreement terminated effective 31/03/06;
c) Cheques received 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;
d) Failure of Porcelite to honour guarantee re painting of external spa considered by DS who suggests no further action as only a $2.00 Co. & mail to 3 addresses returned ;
e) Balcony tiles of Unit 77C inspected by B. Bulmer engaged by OC & Report of 11/04/06 received that type of tiles were unsuitable & also incorrectly laid. Access agreed to at Mediation on 04/11/06 for OC to obtain reports as to owners' complaints as to efficiency of air conditioning system, noises from roof & plant room & also scratches on 4 glass panels. Now delayed as owners went overseas on 26/04/06 for 6 weeks. Ownership & responsibility for tile repairs difficult legal problem & awaiting cost details from J S Mueller & Co, Solicitors, if matter to be referred to them;
f) Actions against Australand- Action to recover total of $36,426.97 for balcony door replacements for C70 & C73 & removal of balcony rust spots was before Tribunal on 24/03/06 for preliminary hearing on jurisdiction & decision reserved. A hearing date has been fixed for 09/06/06. Complaint re continuing water entry through walls of A9 & C70 now awaiting inspection by officer of Home Building Service Section of Dept. of Fair Trading, Hurstville on 24/05/05 after matter delayed since complaint lodged on13/01/06 & Dept. incorrectly referred it to its insurance section;
g) Replacement Rinai heat exchange units for spa-AGL Bondi, the supplier of the above units, was called in, due to leaks in these units, in October last. In turn, it called in Rinai in November, 2005 to service the equipment. Heat exchanges again leaked in January, 2006, Rinai again attended & advised that, due to a type of electrolysis in the Rotex tank holding the hot water, both Rinai units had to be replaced at a cost of $1,113.14. Inform, the manufacturer of the Rotex tank, was called in & stated metal fittings instead of nylon fittings they now use caused the electrolysis. Letter sent to AGL on 27/02/06 to recover the $1.113.14 & a reminder letter sent on 29/03/06. Phone chase ups followed on 27/04/06 & again rang on 05/05/06 when contact made with the principal of AGL Bondi. He apologised saying he had been away for 3 weeks & promised to get back to DS on 08/05/06. Meeting to be advised verbally of result.

8. House and Garden.-Report of SS.
   1) Council Rates-Due in July-free tree leaflets appreciated by OC for our garden;
   2) Doors & Door jams-Removal of dust & dirt collected on them need monthly cleaning to avoid corrosive effect on timber & metal;
   3) Sand in foyer-Thanks to those taking care to avoid this-some however still offending;
   4) Rubbish chute- Rapped rubbish that is far too heavy still being placed in tower chute making undue noise to residents near compactor machinery plus damage to it;
   5) Painting-Quotes being obtained to repaint certain areas. Graffiti a problem. Walls on balconies are very dirty-with water restrictions companies with appropriate permits could be engaged by owners to clean walls & perhaps in groups to reduce cost,. Quotes being obtained to paint some common areas on each floor & carpets then cleaned;
   6) Gardens-Florascapes continuing keeping grounds & garden to look good and comments made by residents as to gardens looking brighter & flourishing;
   7) People litter-Paper, drink containers, bottles etc seen when walking around- MC does good cleaning job but weekends, here only 3 hours. It does not hurt to pick up these items & place them in a bin;
   8) Bbq area-Appearance & facilities have been improved. A form is to be introduced for residents proposing to entertain 10 or more guests to better regulate its use.
   Note: See also item 11 f) of Agenda.

9. Security Report of CB:
   a) Pool entry striker plate-Following manufacturing delays, further delays were caused due to core drilling problems requiring a return visit with a specially designed drill bit. The gate then had to be rejected due to lock housings not being serviceable. New gate finally installed just prior to Easter & then commissioned by Siemens re computer use. Gate still not satisfactory & Steelcorp to remake it to bring lock close enough to the strike. New childproof lock also to be fitted & all expected to be completed by EC Meeting date. Cost will obviously be higher due to some of the problems encountered;
   b) Break-in to tower foyer & garages on 10/03/06- Small property items stolen from a car & garage door damaged in gaining entry. Report with clear pictures from security cameras lodged with Police. Common property damage has been rectified & insurance claim to be lodged. Shire Locksmiths to report on replacing 2 central verticals on foyer door due to wear & tear on current verticals over 10 years& damage from jemmy used.
10. Restaurants:
   a) Bella Costa awning-No action yet to install this;
   b) Opah awning & signage- Covering material of awning agreed to be changed from porcelain to sandstone. Signage agreed on & position of new signs adjacent to current illuminated sign to be determined when awning completed. As no action taken by Opah to remove plastic sign attached by rope, wire & plastic to balcony rails, this was removed after several warnings and destroyed. Letter dated 19/04/06 sent to Opah to make good damage caused by ties to powder coated aluminium rails within 21 days RECOMMENDATION if damage not made good by the date of this meeting, the lot owner be given 21 days in which to do it & if not then done the OC is to have it done & the cost charged to the lot owner;
   c) Used cooking oil spill-An employee of Coastal Recycled Cooking Oil on 20/03/06, when wheeling out a drum of used cooking oil through the passageway leading to Peryman Place, tipped it over causing a spill covering a large area. As no action was quickly taken by that Company to clean it up & due to its danger & it spreading, MC cleaned it up. A claim for $50.00 was made & the Company paid this & apologised for the incident & also advised Restaurateurs not to overfill the drums to be removed;
   d) Alsco passageway mats- After some trials now using one performer mat 5' x 3' & 2 10' x 3' dustop mats in passageway between Bella Costa & Oceanna and two 5' x 3' performer mats & one 10' x 3' dustop mat between Stonefish & Café Monz- approx weekly cost $64.00 plus GST;
   e) Liquid waste trails in B2 driveway -After a Memo was sent to all Restaurants on 24/02/06, a reasonable attempt was made by the "culprits" to clean up these trails-MC finished it off when attending to the oil spill referred to in c) above;
   f) $1,000.00 rental for roof exhaust and B2 grease traps-SpBl 42.5 a)- DS reported only minor breaches of By-laws by 3 restaurants
   RECOMMENDATION the $1,000.00 rental for the current quarter commencing 23/02/06 be waived for all restaurants; &
   g) Grease trap cleaning- Carried out on 01/05/06 & odour result reasonably satisfactory.
11. General Business(of which notice has been given):
   a) Insurance claim re damage to car of J. Mitchell, tenant of C39.-
   Notice of this event, which occurred on 10/12/05, only received on 24/02/06 after claim submitted by Rental Agent to STM rejected by CHU. After receipt of copies of some correspondence & inspection of door & discussion with tenant by GB & DS on 16/03/06, letter sent to STM on 19/03/06 to indicate claim should be covered by machinery breakdown clause in policy. This not agreed to by CHU by letter received 28/04/06. STM faxed that day to provide copies its letters to CHU for matter to be taken further. These now received & further letter sent 05/05/06 to CHU & STM;
   b) Insurance claim re damage to car of Mrs. C Adams, tenant of C3.
   On 17/03/06 car was damaged when shutter to B2 area fell on it when car driven under it. Shutter only serviced that day by Able Doors. Repair quote was $851.62 & STM requested on 10/04/06 to submit insurance claim. Reply awaited- See item 3 b) of Building Report of GB as to Able Doors paying $500.00 towards insurance excess

RECOMMENDED the OC pay Mrs. Adams $851.62 without awaiting finalisation of the insurance claim as insurance excess only $100.00.

c) Conduct of prior tenants of C31.
Tenants moved furniture out on 08/03/06 & daughter, aged about 17 years, held party in unit on night of Saturday 11/03/06. Debris was dropped on to the courtyard of C1 & vomit as well & also on C23. A bottle was thrown from the balcony on to the pool surround and smashed & broken glass there & in the pool had to be cleaned up. Rental Agent notified on 20/02/06 & after 5 Statutory Declarations by witnesses as insisted on by Agent at requested of former tenants were supplied $120.00 claimed for cleaning up of pool etc. was paid by former tenats;

d) Venetian blind appearance.
GB & DS inspected western side of tower re complaints as to this. Letters were sent on 24/02/06 to 2 owners to repair blinds & to another to change the colour. 2 have complied and the third one has agreed to do so within 2 weeks of 24/04/06;

e) Annual General Meeting.
Failures of STM to comply with letter of DS of 24/02/06 as to increase in Sinking Fund levy, thereafter late issue of Meeting Notices, incorrect figures in Lot Budget Summary of then current levies, manner in which Agenda showed Item 11 as one motion instead of individual voting required causing withdrawal of Motion all referred to. An Explanation document as to By-law changes for next AGM to be sent out with Minutes of last EC Meeting in February, 2007 & STM requested to produce a draft Agenda to us at least 2 weeks before AGM to prevent a repeat of this year's problems; &

f) BBQ & Leisure area use form.
Please refer to item 8 8) of the House & Garden Report. Copy of the final version of form prepared by a sub-committee of that Division provided. DS commented on an earlier version that it was much too long & also covered the pool, spa, sauna & gym etc whereas only supposed to cover the BBQ & leisure area & provided his modified version of form. EC is to now decide on the final version of form to be used.

g) New Agreement with STM.
Only received 2 days prior to the AGM & is a 15 page document. Copies circularised to all EC members on 25/04/06 with comments of DS. For discussion at Meeting.

12. Any Other General Business.
13. Closure.

Dated: 9th May, 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.