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, 16th August, 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 17/05/06.
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 28C-Letter of owner of 06/06/06 for permission to install one air split system conditioner on balcony, response of DS of 29/06/06 as to conditions that would apply and response of 28C that approval was now requested for 2 separate units;
   b)Unit 5C-Email of owners of 12/07/06 as to proposal to remove part of kitchen wall to increase bench space, letter of DS of 15/07 06 in reply as to conditions & as endorsed with owners of 5C acceptance;
   c)Unit 2C-Letter of owners of 20/07/06 for approval to have a dog in unit with opinion re attitude of DFT & reply of DS of 25/07/06 with copy relevant parts of Strata Titles etc Act & our By-law to confirm no pets allowed other than guide dogs for the blind.; &
   d)Unit A10-Email of owner as to water entry again through roof & balcony doors despite previous repairs- GB to report on roof & DS to report on prior history re balcony doors.
6. Treasurer's Report (RH-Treasurer). No report available at closure of this Agenda on 03/08/07 as Treasurer absent on holidays until 01/08/07. Report to be circularised before Meeting and Minutes will reveal details.
7. Building Division Reports:

   Chairperson (GB).

   Thanks to all EC Members especially DS for filling in during overseas absence

   a) Complaints from residents re smell from floor wastes – Residents should first try to eliminate by pouring disinfectant down grate or water if seal in "P" trap has dried out;
   b) External Spa. MC has manually dosed same with chlorine with use of time clock & 80% reduction in chlorine has resulted partly due also to non use of faulty automatic chlorinator & suggests this continue to be monitored by MC. Quote to repaint surface being obtained from One Stop Pool Shop & to be referred to at Meeting if to hand;
   c) Supply air fan B2-Endeavour given order to replace this located in subfloor ducting as fan dislodged from mounting & not working. MC to attend to cleaning of ducting;
   d) Roller Shutter B2.-Again causing problems as drive shaft bent & could cause drive to slip off & curtain to fall. Recommend it be decommissioned. Currently turned off. Was a security measure before main external shutter fitted later. This area still protected by 2 shutters as are other garage areas. Advantages if decommissioned are removing potential hazard & savings of 20% maintenance fees & also electricity charges;
   e) Fire Services-Aquafire to investigate separation of alarm of Opah from B Block; &
   f) Entry to A Block from restaurant area -Due to continuous obstruction of this resulting in request from Restaurant Division to install railings on either side of access, order placed with Purgetech to supply & install same at a cost of $1920.00 + GST.

   Secretary (DS).

   a) i) Air conditioning users on levels 8 & 9 -circularised to turn heating to cooling for 2 minutes or so before turning off heating to avoid tripping cut off switch;

I ii) Air conditioning unit in apartment 71C- replaced on 21/07/06 at a cost of $5.900.00 + GST as tray rusted out rendering unit unusable;

   b) Actions against Australand -not being proceed with. Rollers & Wheels did minor work on A9 & 70C on 24/07/06 to prevent water entry & its success being watched ;
   c) Reimbursement of cost of replacement of Rinai heat exchange units for spa -AGL Bondi, the supplier, still being chased due to failure of its principal to return calls etc until AGL Franchise Liaison Officer forced him so to do. He & his work manager to attend on 18/08/06 to inspect & take up of matter with supplier of Rotex tanks;

d) Balcony tiles of Unit 77C - again to be inspected by B. Bulmer on 08/08/06 & report to be sent. On 28/07/06 plant room equipment inspected by Endeavour Air & N. Przita, an engineer & recommended work ordered pending receipt of their report.

8. House and Garden.-Report of SS.
   a) Council free tree leaflets Thanks to owners for good response well appreciated by EC;
   b) Reminders to residents:
      i)Loading dock- Red bins are for kitchen waste & yellow for recycling items;
      ii)Cigarette butts to be placed in ash trays not thrown over balconies especially on forecourt near fountain as this unsightly;
      iii)Airing of clothes, hanging of towels & clothing on balcony railings or furniture is not permitted- makes building look unsightly;
   c) Canary Island Palms-Letter sent to Council has resulted in these being trimmed in McDonald St. Quote, half of other quotes, finally obtained for the 4 inside our area RECOMMENDED the quote for $1100.00 + GST of Hannigan's be accepted;
   d) MK Maintenance-Letter seeking increase of 3% (equal to CPI) as none since 28/02/05 RECOMMENDED that in view of our satisfaction with the job they do, the annual rate be so increased & backdated for the month of July & STM be so advised;
   e) Parking in dock area-This a continuing problem at night-could cause a major problem if emergency arises. Suggest install a bollard or chain to close it after daily use by MK;
   f) Add-style painting-Quotes obtained for $8250. + GST for interior & $7800 + GST for exterior, front & back, of low rise. Work could commence in few weeks- cooperation of residents needed for access when required & notice to be given to them when needed RECOMMENDED these quotes be accepted.
   g)Visitor car parking- This a continuing problem. Blatant offenders are being sorted out. Please understand difficulties involved. Parking sticker for McDonald St available from Council(DS can provide contact details). On rare occasions use by a resident for a minute or 2 understood. Please consider your neighbours & otherwise park in your own garage to maximise availability of visitor spaces.

9. Security Report of CB:
   a) Break-in to tower foyer & garages on 10/03/06- Enquiries at Cronulla Police Station on 20/05/06 reveal no fingerprints found & no match made of our camera stills with known criminals. Photos were distributed in NSW. No link established with any other similar crime. Event is on record should similar crimes occur;
   b) McDonald St stairway lighting-GR & P. Mahony chased 2 youths attempting to deface outside of pool wall. Police were called & took photos as they now photograph all graffiti. Motion-detector light suggested for stairway at end McDonald St but could be problems with power & perhaps Energy Australia may assist.(DS advises stairway well lit, lights at top, half way down & in Peryman Place opposite bottom & recommends no further action).

10. Restaurants:
   a) Bella Costa
      i) Awning -still not installed. Illuminated sign repositioned for when awning installed;
      ii) Illegal use by Bella Costa of outdoor area of Oceanna- noticed on 23/07/06 & letter sent on 24/07/06 for no repetition of this & referring to Public Liability problems;
   b) Opah
      i) Repainting of ground floor of tower area -On 14/07/06 & 31/07/06 letters sent to Gary Macris, the restaurateur, to do this within 4 weeks as per By-law condition for exclusive use by this restaurant, otherwise OC to do it at lot owner's cost. Fax of 05/08/06 requesting extension of time to do it before 15/11/06, next EC Meeting RECOMMENDED this be granted &, if not then done, OC to do it at owner's cost;
      ii) Proposed purchase exclusive use areas & conversion to residence-Meeting held on 23/07/06 between GB & DS with GM & P Kavadas (PK)of Universal Finance, the lot owner, to discuss a number of problems as to Opah. PK had charges Universal was paying explained. PK wanted to know the EC feeling on the following:
      * Universal purchasing the exclusive use areas including the tower- DS informed him the OC at a General Meeting had to approve of this & he would have to pay the cost of a valuation we would obtain- he agreed to this. DS notes it may also be necessary for a surveyor to be engaged at Universal's expense to prepare a plan of the area involved for valuation purposes ;
      *Universal would want to have some written assurance that within the next 15 years, the EC would sign any necessary Council forms of consent to any application

Universal might make to convert the whole of the area to a residence. DS states Universal would have to get over the Council pedestrian bridge covenant as well Council's the normal conditions. Please note the EC would only be agreeing to **consent to PK lodging** the proposal with Council; For Discussion.

c) Oceanna restaurant -was closed by a liquidator taking possession in mid June. The lot owner attended 16/07/06 to clean up rotting food left as liquidator gave Restaurateur & staff 5 minutes to get out. A new tenant is being sought;

d) Alsco mats-these are in passageways between Bella Cost a & Oceanna as well as between Stonefish & Café Monz proving very successful in keeping area cleaner;

e) $1,000.00 rental for roof exhaust and B2 grease traps-SpBl 42.5 a)- DS reported only minor breaches of By-laws by 2 restaurants
RECOMMENDATION the $1,000.00 rental for the current quarter commencing 17/05/06 be waived for all restaurants; &

f) Grease trap cleaning- Carried out on 25/07/06 & odour result unsatisfactory. DS has contacted Cleanaway & an earlier start at 2am will take place next time coupled with the use of exhaust fans not used on 25/07/06.Unfortunately this grease pit cleaning is a Health Dept requirement & needs to be done about each 3 months. Really bad odour arises when the 5 pits are opened up & grease on pit walls scraped down & removed.

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

a) Insurance claims Generally-

(i) Arising out of damage to car of tenant of 39C , DS complained to STM of the poor handling of insurance claims & failure to refer this claim to the EC & letter in reply received as to better attention in the future;

(ii) DS referred to time spent in obtaining details to support insurance claims & examine terms of policy to support claim
RECOMMENDED that an EC Member be co-opted by the Secretary, as and when considered necessary, to assist in handling insurance claims;

b) Insurance claim re 73C ceiling damage-Facts set out as to claim for $1727.00 for plumber & ceiling repairer & rejection of claim by CHU. Letters sent to argue against this & as to the recent attitude of CHU in rejecting every claim over past 6 months RECOMMENDED that STM now be notified to obtain quotes in October for the OC insurances from 2 other companies in addition to CHU;

c) Insurance claim re damage to car of tenant of C3. Although originally decided not to pursue this in view of allowance from Abel Doors, this unsuccessfully further pursued;

d) Illegal parking by C12- Due to continued use of visitor parking area over lengthy period & warnings to C12 occupants, STM issued a Notice to Comply as requested RECOMMENDED that in accordance with Special By-law 43.10 all grey keys held by these residents be decoded to deny access to the pool, amenities block and the areas in between until the EC is satisfied that these residents are observing the By-laws;

e) New Agreement with STM- Following decision at last Meeting & exchange of letters between DS & STM & all EC Members given opportunity to consider same & further exchange of letters, changes to the original as submitted by STM have been finalised RECOMMENDED the amendments to the agreement be approved & the amended agreement when received be signed by GB & DS on behalf of the OC;

f) Knowledge of By-laws by EC Members- Errors that had occurred & could have resulted in damages claims were referred to by DS & EC Members requested to refer to By-laws or DS for advice before action taken when a breach occurs; &

g) Fire incident reports- To attempt to recover cost of $277.50 from the offender for a brigade callout, any EC Member attending at the scene is to immediately furnish a full report to the Secretary inclusive of statements of brigade officer & offender as to cause.

12. Any Other General Business.
13. Closure.

Dated: 8th August, 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.