MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE OWNERS-STRATA SCHEME 50785 HELD AT 1 McDONALD STREET CRONULLA AT 7.00 P.M. WEDNESDAY 15th NOVEMBER,2006.

Present: Mrs.S.Schembri (SS), Mrs R Hoddinott (RH), Messrs G.Bursill (GB), D.Gourley (DG) & G.Rennie (GR). Chairperson: Mr G Bursill.

Meeting opened. 7.05pm.

1.Apologies **C. Beebe (CB)** – overseas

Special Business;

* Statement of the Chairperson as to resignation of Denis Solari, Honorary Secretary, noted and accepted;
* Resolved GB elected as Honorary Secretary until next AGM, with assistance of other EC Members.

Minutes.

2. & 3. Resolved the Minutes of the Meeting held on 16/08/06 were **received & adopted.**

4.Business Arising other than referred to in separate items hereunder.-Nil

5.Correspondence.

a) **Resolved** approval be granted on conditions as acknowledged; **[Action GB]**

b) **Resolved** approval be granted subject to GB approving final details; **[Action GB]**

c) **Resolved** approval be granted subject to condenser unit be free standing on garage floor & positioned as already indicated by GB; **[Action GB]**

d) Noted & **Resolved** payment of $200.00 processed. **[Action GB]**

6. Treasurer's Report. a), b) & c) Noted

7.Building Services Division.

Report of Building Services Division Chairperson (GB).

a) **Resolved** quote of Trisley Pool Services for $2640. re external spa work be accepted and with work to be carried out asap; **[Action GB]**

b) **Resolved** spa Rollarchem unit be serviced annually; **[Action GB & CB]**

c) **Resolved** all EC Members attended an inspection & explanation by GB of proposal & quotes to relocate mailboxes, etc. Additional but late, complying quote received from Ryan Letterboxes for $8,580 GSTI including supply of new newspaper box + shelf for Leader newspapers – quote approved, and work to carried out asap. After installation, only approved "NO JUNK MAIL" stickers are to be applied where required. Separate work order to be issued to blank out existing mail box location with painted compressed fibro panels; **[Action GB & SS]**

d) **Resolved** EC did a walk around to consider various proposals/quotes for shade installations in BBQ & Pool areas, and a recommendation will now be raised at next AGM - cost is around $20,000.00 ; **[Action GB]**

e) **Resolved** GB & CB liaise re action re Tower front door problems. Note, Boca have been located – will call for alternative pricing based on supply of existing alum profiles; **[Action GB & CB]**

f), g) Noted;

h), Noted, plus now instruct STM to raise a corresponding insurance claim; **[Action RH]**

i). Noted ;

j) **Resolved** approval be granted on basis all work to be done by qualified tradesmen in accordance with appropriate regulatory requirements & they be responsible to make good any damage to common property at their expense & to notify OC when work completed for final inspection by GB + copy of by-laws provided to Zinc owners; **[Action GB]**

k) Noted.

Report of Secretary

a) Noted ; **[Action GB]**

b) Noted ;

c) As no response has been received to date from A10, action will now be taken to resolve A9's water problem independently ; **[Action GB]**

d) **Resolved** the engagement of J S Mueller & Co, Solicitors, of Arncliffe, to represent this OC in proceedings in the CTTT commenced by the owners of C77 be confirmed & GB be given full authority to instruct them on all matters in dispute. **[Action GB]**

8.House and Garden.

Garden.

a) & b) Noted, and with positive responses received from Owners ;

House.

c) Resolved quotes of Add-Style be accepted & colours to be same as now; **[Action SS]**

d) Noted;

e) Quotes for concrete cleaning be accepted. Recommended that Owners clean own garage doors prior to car park floor being cleaned – scheduled for 1st week December '06; **[Action SS]**

f) Noted.

9.Security Division.

Resolved quote of Eveready Alarms to supply, install & commission a 16-channel 640GBDVR for $3,246. incl. GST be accepted for installation by X'mas '06. **[Action CB]**

10.Restaurant Division.

a) Noted;

b) Gary Macris advises that own painter will commence required work Wednesday Nov 22nd '06, and will continue until completed – however, if this doesn't happen then OC will arrange such work at Opah's expense ; **[Action GB]**

c) **Resolved** - approval has be given to signage name change of Sandbar to "Zinc bar & café" & for use of alley at western boundary for smokers during opening hours with stools & ash trays to be provided by Restaurateur; **[Action GB]**

d) **Resolved** that STM be supplied with a copy of attached letters etc & requested to include in the Agenda for the next AGM appropriate resolutions both for the repeal of the current applicable By-law & the passing of the new proposed By-law; **[Action GB]**

e), f) & g) Noted

h) **Resolved** that the rental for the exhaust & grease traps for the quarter ending 15/11/06 under Special By-law 42.5 be waived for all restaurants. **[Action GB]**

i) Noted.

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

a) Decision pending receipt of additional quotation from Brian Salisbury (C24) ; **[Action GB]**

b) C12's pool & amenities access restriction is to be lifted on a trial basis subject to no further breaches of by-laws. C12 to contact GR (A2) in order to arrange recoding : **[Action GR]**

c) Resolved pending eviction ; **[Action GB & GR]**

d) & e) Noted;

f) **Resolved** and agreed that the Security Division refile Key Programme Binder in the manner as already advised to CB & records be discarded as & when obsolete; **[Action GR]**

g) & h) Noted;

i) **Resolved** that the resolutions of the Special Committee Meeting held on 22/09/06 as to this denial be confirmed, on the basis of evidence provided at the time, and this be denial continued until the next EC Meeting on 22nd February '07 for review dependent upon their conduct in the meantime, or as per any outcome of the upcoming CTTT meeting of 28th November '06; **[Action GB]**

ii) In the discussion on this and the evidence in support **Resolved** it be amended by the deletion of the words and figures "between the hours of 10.00pm & 5.30am as well as, at other times the playing of a sound system times" and substituting in their place the words "as well as the playing of sound system thereon". Accordingly **Resolved** 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 as well as the playing of a sound system thereon 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." **[Action GB]**

12. Other General Business. Nil

Next Meeting: Wednesday, 22nd February, 2007 at 7.00pm.

Closure of Agenda: Thursday, 14th February, 2007.

Meeting Closed: 8.45 pm.

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