MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE OWNERS-STRATA SCHEME 50785 HELD AT 1 McDONALD STREET CRONULLA AT 7.00 P.M. WEDNESDAY 17th MAY,2006.

Present: Mrs.S.Schembri (SS), Mrs R.Hoddinott (RH), Messrs G.Bursill (GB), D.Solari (DS), C.Beebe (CB), D.Gourley (DG) & G.Rennie (GR).
In attendance: Nil
Chairperson: Mr G Bursill.
Meeting opened 7.00pm.

1.Apologies.-Nil.
2.Resolved the Minutes of the Meetings held on 22/02/06 & 29/03/06 be **received.**
3.Resolved the Minutes of the Meetings held on 22/02/06 & 29/03/06 be **adopted.**
4.Business Arising other than referred to in separate items hereunder.-Nil.
5.Correspondence.
a) **Resolved** a letter be sent to the owners of 21C advising any repetition of this conduct will result in Notice to Comply being served on either or both of them. **[Action DS]**
6.Treasurer's Report.
Noted. Treasurer has received source documents.
The Treasurer reported STM Investment Account only earning 3.5% interest
Resolved the Treasurer is authorised to arrange for $500,000.00 of this account to be invested in a Bank at a better rate, even if for a fixed term for up to 1 year; **[Action RH]**
Resolved the Treasurer is authorised, in her discretion, to approach any service providers to invoice the OC at lengthier intervals than at present. **[Action RH]**
7.Building Services Division.
Report of Building Services Division Chairperson (GB).
i) a), b) & c) & ii. a) Noted;
ii) b) Noted & GB to monitor & report back to next Meeting; **[Action GB]**
iii) & iv) Noted; &
v) Noted-SS advised Add Style Painting attended 09/05/06-See item 8 5) of House Report.
Report of Secretary (DS).
a), b) & c) Noted;
d) **Resolved** that pursuing Porcelite any further was fruitless. GB to report to next Meeting on the repainting or other treatment of the external spa surface; **[Action GB]**
e) DS referred to a letter from J.S.Mueller & Co, Solicitors of 16/05/06 as to the estimated cost of the opinion being sought being $1,320 incl. GST
Resolved DS be authorised to sign the acceptance of this estimate & also the subsequent formal costs agreement to give effect to this; **[Action DS]**
f) Noted;
g) DS reported AGL Bondi principal contacted again on 10/05/06 & he & his maintenance supervisor to attend here during week commencing 22/05/06 to discuss problem with MC & inspect damaged parts & refer matter then to Inform & then to report back to DS on our claim for reimbursement of $1,113.14. **[Action DS]**
8.House and Garden.
1) Noted-SS to place a reminder on the three Notice Boards early July; **[Action SS]**
2) to 4) inclusive Noted;
5) Quotes received from Add-Style Painting Service dated 09/05/06 circularised 14/05/06 for painting of loading dock, from loading dock down to bottom of stairs in Peryman Place,the fronts of restaurants to Gerrale St exit ramp to cost $10,100.00 + GST
Resolved quotes as received be accepted; **[Action SS]**
6) to 8) Noted.

9.Security Division.

a) Noted;

b) Enquiries be made from Police as to results of subsequent investigations. **[Action CB]**

10.Restaurant Division.

a) Noted. GB reported a request from Bella Costa as to change required in awning material. On investigation & report of SS
Resolved the colour be agreed as Viva NZ White- Code No. 8102; **[Action DS]**

b) **Resolved** in relation to Opah Restaurant, R3, Lot 21, as damage to handrail referred to has not been made good by today, the lot owner be given 21 days in which to do it & if not then done OC to have it done & the cost charged to such owner; **[Action DS]**
Late Report: Letter from Opah of 13/05/06 refusing, on legal advice, to remove 2 signs on external parapet wall to allow repainting of wall & draft reply of DS setting out By-laws to prove signs illegal & insisting on removal or revocation of approval for replacement signs
Resolved the letter as per the draft presented be sent to Opah; **[Action DS]**

c), d), & e) Noted;

f) **Resolved** the subject $1,000.00 rental for the current quarter commencing 23/02/06 be waived for all restaurants other than Opah & STM be notified to debit the lot owner of Opah, R3, Lot 21, for $1,000.00 accordingly. **[Action DS]**

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

a) Late report of DS with copy letter of CHU of 15/05/06 denying liability. Some grounds able to be challenged but main ground that wear & tear was causation difficult to deny
Resolved owners of C39 be given copy CHU letter & advised EC must also deny Liability; **[Action DS]**

b) Late report of DS with copy letter of CHU of 10/05/06 as just received from STM stating claim under "Building Section" of Policy rejected. DS advised "Legal Liability" was correct section STM should have stated in claim. However with $500.00 recovered from Able Doors & insurance excess being $250.00 only $101.62 was balance payable
Resolved Mrs. C Adams of C3 be paid $851.62 without further delay or pursuing the insurance claim & STM be advised of its error; **[Action DS]**

c), d) & e) Noted;

f) **Resolved** the BBQ & Leisure area form to be used for groups of 10 or more be in the format as presented by SS to the Meeting & she is to provide adequate supply of same in office & arrange procedure for its use & display with MC; **[Action SS]**

g) A lengthy discussion took place as to objections to a number of the clauses & charges in the STM proposed new Management Agreement
Resolved DS communicate the resultant proposed amendments to STM. **[Action DS]**

12.Other General Business.

GB referred to the distribution of a circular on 14/05/06 as to recycling & refuse disposal Appearing to be on behalf of the OC & there being no EC authorisation for this
Resolved no literature of any kind is to be circularised or displayed in Cote by an EC Member without the approval of an EC resolution or, in between Meetings, the approval of the Chairperson & Secretary.

Next Meeting: Wednesday, 16th August, 2006.
Closure of Agenda: Thursday, 3rd August, 2006.
Meeting Closed: 9.25 pm.

Chairperson.

Prepared & Distributed: 19th May, 2006.