MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF THE OWNERS-STRATA SCHEME 50785 HELD AT 1 McDONALD STREET CRONULLA AT 7.00 P.M. WEDNESDAY 16th AUGUST,2006.

Present: Mrs.S.Schembri (SS), Mrs R.Hoddinott (RH), Messrs G.Bursill (GB), D.Solari (DS), C. Beebe (CB), G.Rennie (GR) & D. Gourley (DG) by DS, his alternate as per letter of DG produced to Meeting.

In attendance: Nil

Chairperson: Mr G Bursill.

Meeting opened 7.00pm.

1.Apologies.- D. Gourley -overseas

2.Resolved the Minutes of the Meetings held on 17/05/06 be **received.**

3.Resolved the Minutes of the Meetings held on 17/05/06 be **adopted.**

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

5.Correspondence.

a) **Resolved** approval be granted to Unit 28C (Lot 56) for 2 air conditioners at separate positions on its balcony; **[Action DS & GB]**

b) & c) Noted.

d) Letter of 09/08/06 from Unit 10A as to prior history of complaints. As to alleged roof leak, GB advised order issued for builder to check on this. As to balcony doors, DS supplied a report that when circulars sent to all owners May, 2002, no reply received from A10. It further advised of direct contact by owner with Australand due to owner's legal firm acting for them & referred to letter DS to Australand of 01/08/02 stating work was being done without OC authority & a matter between it & owner. Appears now leak is causing water to enter A9. Draft of letter of DS in reply presented

Resolved i) as to the roof, GB to follow up order place with Rollers & Wheels to investigate the problem & carry out any necessary repairs; &

ii) as to balcony doors, draft letter of DS to owner approved & owner of A10 requested to take action to prevent water entry within 21 days of the date of the letter notifying him of this decision & more particularly due to the damage apparently being caused to A9 as a result of this water entry. **[Action GB & DS]**

6.Treasurer's Report.

Report as circularised on 09/08/06 was noted. Balances as at 08/08/06 were

Admin Fund $223,228.35 Sinking Fund $450,127.01.

It was noted further adjustments required to be made between funds would increase Sinking Fund. The Treasurer reported the approach to STM for better interest rate on Investment Account was unsuccessful due to Trust arrangements applicable to Strata Manager's trust funds

7.Building Services Division.

Report of Building Services Division Chairperson (GB).

a) Noted;

b) Noted. **Resolved** that, subject to GB & CB being satisfied, a quote of Trisley Pool Services of 14/08/06 for repainting surface of external spa for $2,640.00 incl GST presented to the Meeting be approved; **[Action GB & CB]**

c) Noted;

d) **Resolved** the lower B2 roller shutter door be left decommissioned **[Action GB]**

e) Noted; &

f) **Resolved** the action of GB be approved

Report of Secretary (DS).

a) i) Noted ii) **Resolved** the action for the replacement be confirmed;

b), c) & d) Noted.

8.House and Garden.

a) & b) Noted;

c) **Resolved** the quote for $1,100.00 from Hannigan's be accepted; **[Action SS]**

d) Resolved that in view of our satisfaction with the job done by M K Maintenance, the annual rate be increased by $2,000.00 + GST backdated to include the month of July &

STM be so advised; **[Action DS]**

e) Noted but appears impractical for a bollard, chain or other device to prevent this;

f) **Resolved** the 2 quotes of Add-Style Painting as received be accepted; **[Action SS]**

g) Noted. DS reported difficulty in Express Glass providing report
Resolved DS be authorised to obtain glass report from Dr. L Jacob. **[Action DS]**

9.Security Division.

a) Noted; &

b) **Resolved** no action necessary on suggested motion-detector light.

10.Restaurant Division.

a) i) & ii) Noted;

b) i) **Resolved** Opah restaurateur be given until 15/11/06 to repaint the areas referred to in the letter of DS of 14/11/06 failing which the OC will have its painter carry out this work & the cost charged to the owner of R3, Lot 21; **[Action DS]**

ii) **Resolved** that, subject to all costs being met by the owner of Lot 21, R3(Opah)
* a surveyor be engaged to prepare a proposed plan to incorporate exclusive use areas within Lot 21 & a valuation then be obtained for presentation to a general meeting for approval if owner intends proceeding with proposed purchase; &
* the EC is prepared to enter into a deed with owner that within next 15 years it would sign a consent for an application to Council for conversion of Lot 21 to a residential lot but reserving its right to be an objector to same. **[Action DS]**

c) & d) Noted;

e) **Resolved** the subject $1,000.00 rental for the current quarter commencing 17/05/06 be waived for all restaurants: and

f) Noted

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

a) **Resolved** DG assist DS in insurance claims, when requested by DS; **[Action DS]**

b) **Resolved** that STM now be notified to obtain quotes in October for the insurances from 2 other companies in addition to CHU**;** **[Action DS]**

c) Noted;

d) **Resolved** that in accordance with SpBl 43.10, all grey keys held by C12 residents be decoded to deny access to the pool, amenities block and the areas in between until the EC is satisfied the residents are observing the By-laws;**[Action CB & DS]**

e) **Resolved** that that the amendments to the proposed new Management Agreement with STM be approved & the amended agreement when received be signed by GB & DS on behalf of the OC; **[Action DS & GB]**

f) & g) Noted.

12.Other General Business.

a) Mention was made of the deterioration of the paint work of and the rain entry into mail boxes & of discussions between GB, DS & SS as to a better covered location
Resolved quotes be obtained for the relocation of the mail boxes for tower units on the western side(where red bins now located) & for the remainder on the eastern side where the newspaper box is located & for it to be incorporated in it; **[Action GB]**

b) The Secretary advised the donated photocopier needed extensive repairs & he had investigated the purchase of a replacement refurbished Canon which met our needs
Resolved the action of DS in arranging the purchase of a Canon IR5000 copier from ProTech Office National for $3,993.00 be approved **[Action DS]**

c) Deterioration due to rust of open steel structure in bbq area referred to
Resolved the construction of a type of sail over this area to replace steel structure & to also provide a shade area in the pool area be investigated **[Action GB & SS]**

Next Meeting: Wednesday, 15th November, 2006.
Closure of Agenda: Thursday, 2nd November, 2006.
Meeting Closed: 9.45 pm.

Chairperson.

Prepared & Distributed: 18th August, 2006.