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** gym at **7pm on Wednesday 21st February , 2007**.

AGENDA.

Note: Abbreviations used as follows :G.Bursill - GB; R.Hoddinott - RH; D.Gourley - DG ; S.Schembri - SS; C.Beebe - CB; G.Rennie - GR.; M. Clifton - MC; Owners Corporation - OC; Executive Committee - EC; Strata Title Management - STM.

1. Apologies.

Special Business

Note this will be the last EC meeting prior to the AGM , I would like to bring to everybody's attention that GB will not be standing for a position on the EC this time as he intends to have a break & hopefully do a bit more travelling with Lana in our van , this on top of Denis's resignation and advice from RH that she will also not be standing will create vacancies in the Chair,Secretarial and Treasurers positions as well as committee positions. Keeping this in mind it would be appreciated if interested parties would express their interest in filling a position by attending the next EC meeting & expressing such interest, or do so with a brief note to the Secretary if unable to attend the meeting.

2.Receipt of the minutes of the meeting of the 15th Nov. 2006.

3. Adoption of those Minutes.

4. Business arising other than reported in the reports referred to in this Agenda.

Further application by Perri to CTTT (appeal) against the dismissal by the adjudicator of three items.

Adoption of the orders of the Tenancy Tribunal regarding the application by F & G Perri.

Discussion re Perri matter with reference to resolution of proposed release agreement between both parties , outcome of meeting between same.

Consideration of expected expenditure from sinking fund & proposed sinking fund increase to cover same in a one off yearly increase spread over four quarterly strata levies for the year.

5.Correspondence.

a) Letter from Gary Macris, first item being an application for the placement of banners on their awning (advertising) at splash restaurant, for approval. Second item being notification that the painting of the metal structure encompassing the stairs to Opah restaurant has been delayed. E.C to decide on response to letter.

b) E-mail from Renae Howes B15 , Re water damage to timber flooring , GB reply to same via STM. Same e-mail from GB to STM dated 30th. November , post script advising STM to proceed with the renewal of the building insurance with CHU.

c) Reply from STM , Michael Price dated 1st. December , regarding B15. Further correspondence re B15 to finalisation.

d) E-mail to Endeavour Air Cond. from GB dated 21st. Dec. regarding Coventry C64 A/C being left on after service for a week while they were away , also expressing our concerns over their approach to the servicing arrangements & a few issues not yet resolved.

e) Letter received from solicitor acting for C77 Perri, via our solicitor , regarding the matter of Denis Solari holding security access to building , matter to be discussed by EC , confirmation of previous decision due to Denis's consultancy role and finalisation of outstanding matters since his resignation.

(recommendation to treat same as contractors servicing building as previously discussed).

f) Letter from Korbel C76 , request to install mirror to lobby adjacent door to C76.

g) Letter from Korbel C76 re ant problem.

h) Letter from 5A request to relocate A/C unit. GB to liaise prior to meeting.

i) Letter from Jordan 15C requesting approval for alterations to apartment. GB to discuss alterations with owners prior to meeting.

j) Letter from View Properties on behalf of C57 requesting the approval for the

installation of an A/C unit, GB to inspect prior to meeting.
k) Letter from C21 Severi requesting approval for the installation of a security screen door to entry door.

6. Treasurer's Report. (H)

a) Balance of funds at 7 / 2/ 07. **Admin**. $ 221,331.36. **Sinking** $ 459,880.79
Other balance sheet items $135.50.
b)TOTAL FUNDS $ 681212.15.
c)Recommendation re levies for year 1. 03. 07 to 28. 02. 08.

7. **Building Division Reports. (GB)**

EXTERNAL SPA.
The resurfacing of the spa has taken place , spa back in service , looks good at this stage.

LETTER BOXES.
The new letter boxes installed & working well, as mentioned in notice put up for viewing, **" NO ADVERTISING MATERIALS "** STICKERS are available from Matt Clifton at no charge , he will fit one to letter boxes as requested, no other stickers or labels of any kind are acceptable or allowed.

FRONT DOOR.
Boka doors have been located , order issued for repair work to front doors (lock).

ENDEAVOUR AIR-CONDITIONING.
Cooling tower fan & cowl replacement
C65 A/C unit replacement
B2 in floor supply air fan replacement
C64 A/C unit mounts replacement
C68 A/C condensate pump replacement
Return air filters replacement to all A/C units on Levels 8,9&10
Orders issued for all above, works completed or underway.
Order issued on the 7th Feb. for replacement of A/C unit to C68 as per quotation by End. AC for $ 6000.00

SMOKE DETECTORS.
All residents & owners have been notified of their obligation in this matter , any delays to certification due to non compliance , any associated costs will be passed on to individual owners.

B2 main shutter door damage.
Follow up on repairs carried out regarding recovery of costs for damage , indicated possible insurance claim by C1.

8. **Secretary Report (GB)**
No separate secretary report , items covered in correspondence , building and restaurants reports.
Note :- AGM set down for 28th March , people wishing to have an item on the agenda, should contact strata to inform themselves of the date by which they must have their item in for the agenda.

9. **House & Garden Report (SS)**

a) Christmas gathering on the 21st. Dec. had good attendance & appeared a success.
b) Enjoyable ladies lunch was had on the 24th Jan. at Sea Level , thanks to Faye Sedden for organising.
c) Big thank you to Bill & Pat Perkins for their efforts in the erection of our christmas tree, which was appreciated by all.
d)Painting well under way , A & B blocks completed & tower lift lobbies under way.
e) Reminder for all to be aware of unauthorised persons following residents into building & common areas , ask questions of people suspected to be non residents in pool area & building.

10. Security Report. (CB)
1. The 16-channel 640GB DVR was installed and commissioned by Eveready Alarms before Christmas.
2. Following a spate of abuse in the area, the security video system was expanded by the installation of a camera for the inside spa on February 1. Cabling was already in

place to the Generator Room in the original installation years ago, so the extension was at minimal cost. There is clear sign age on the door of the Amenities, at the door of the inside spa, and inside the room itself next to the blower switch.

3. Security breaches have been reoccurring over the holiday period by occupants and/or visitors of C12, despite repeated warnings by EC members.

4. The exit switch for the pool gate which was installed under warranty from Siemens on August 25, has been dysfunctional since January 23. I visited two security wholesalers in an attempt to get a suitable replacement, as Siemens was being tardy in response. They took until February 2 to chase the correct replacement for me, and I have requested two of these be supplied to site so we have a spare. I will be able to fit one as soon as they arrive.

11. **Restaurants.(GB)**

Letters have been sent to Zink , Splash & Hog's Breath regarding advertising banners on common property . GR. has also given a letter to the restaurant proprietors reminding them of their responsibilities under By-laws & DA requirements.

Power failures due to overload by restaurants increasing load requirements by gradually adding A/C units , combi ovens and the like has been addressed by GB with letter given to all restaurants outlining the necessary testing & possible remedies.

SS has had discussions with a number of the restaurant operators also reminding them of their obligations , especially regarding cleanliness in the garage areas , recycling etc. EC to make determinations regarding ventilation / grease trap rental for the quarter.

Noted filth on recently painted walls at rear of Stone fish adjacent their rear entry , brought to our attention by Rob McCubbin , inspected by GB , Matt Clifton to clean and talk with obvious offenders , report back to EC should it continue for further action .

Letter sent to ZINK on 3rd January regarding storage under stairs , now instructed to revert back to previous arrangement with SANDBAR and use screen in area now being used as a smoking area for bin storage.

Three letters received from ZINK dated 3rd. Jan. raising issues with regard to Garbage, Banners & Shutter doors associated with ZINK.

Reply to ZINK from GB dated 8th. Jan. with ref. to the three letters dated 3rd. Jan. Noted on my return from holidays that Zink has turned the area under stairs to Opah into a filthy storage area , no notice taken of previous letters regarding this, further thought to penalty & decide if the area should be fenced off permanently by E.C. The area now used as smoking area to also be considered as to future use.

Matt Clifton advises that the passage way between Bella Costa & Splash is being constantly abused by restaurant operators & he is continuously cleaning same , this should also be taken into consideration when applying penalties.

12. **General Business (of which notice has been given)**

1. Notice to comply issued on 18th. December 2006 to lot C77 (Perri) re noise issues.

2. After examination of the quotations for our building insurance by DG & GB , GB instructed Strata (Michael Price) to proceed with our renewal with CHU.

13. Any other General Business.

Set date with STM for AGM , Wednesday 28th. March 2007 , 7.30 pm. in BBQ area weather permitting.

14. Closure.

DATED 12th. February 2007

Geoff Bursill - Honorary Secretary / Chairman.