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NOTICE OF EXECUTIVE COMMITTEE MEETING

The Executive Committee of the Owners of Strata Plan 50785 intends to hold an Executive Committee meeting on:

Wednesday, 5 September 2007 at 7.00pm in The Offices of Strata Title Management Sydney, Suite 26, 118-126 Bath Road North, Kirrawee

MOTIONS

(A) *Record Attendance*
(B) *Apologies*

1. That the minutes of the previous Executive Committee Meeting be confirmed as a true and accurate account of that meeting.

2. That the Aged Balance Sheet and Strata Management Report be tabled. (Strata Manager)

3. Financial
a) That the requirement for a Strata Works Agreement to be entered into for works over $1,000.00 be discussed. (Copy of example agreement to be tabled at meeting).

b) That to ensure proper protection under our Volunteer Worker cover, that work performed by non-EC members must be agreed and minuted at an EC meeting.

4. Building
a) That a progress report on the rectification of water penetration in many areas including C76 & C77 be received.

b) That a progress report on the C77 air conditioning rectification be received.

c) That the Sinking Fund forecast from Leary & Partners Pty Ltd be discussed.

d) That the effectiveness of the regular servicing of air conditioning by Endeavour Air on the upper floors of the Tower be discussed.

e) That any outstanding matters in fire compliance be discussed, including several Tower units still requiring smoke alarms to be fitted at the individual owners' expense.

5. Restaurants
a) That the rental for exhaust and grease traps for the quarter ending 15/08/2007 under Special By-law 42.5 NOT be waived to the following Restaurants for reasons of repeated infringements of By-laws and Council D.A.:

Stonefish (SF), Bella Costa (BC), Splash (SP), Zinc Bar (ZB), Opah (OP)

Special by-law 32.1 (a)I, iii.	SF, ZB, OP,SP
Special by-law 42.6	ZB, OP
Special by-law 41.1	ZB, OP
Special by-law 42.10	All commercial lots to be investigated
Tables being well out of defined outside eating areas	SF, SP, BC
Breach of the terms of memo dated 24/11/2005	SF, SP, BC, ZB, OP

b) That the terms of Special by-law 42.5a be reviewed with a recommendation for the next AGM that the period of rental be changed from 3 months to 1 month.

c) That a review of the progressively worsening situation with the garbage bins allocated to the restaurants be discussed.

d) To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that the operators of Stonefish Restaurant Lot 3 have contravened Special By-law 32.1 by repeatedly parking their vehicle(s) on common property, and that a Notice under Section 45(1) of the Strata Schemes Management Act, 1996 be served on the occupants of Lot 3 to comply with that By-law.

e) That the failure of Opah Lot 21 to complete the lift soffit painting as previously agreed be discussed, and if thought fit, resolve that the occupant be given thirty days to complete the work failing which the OC will undertake it and charge to the Lot.

f) That signage not in keeping with the building be discussed and occupants with non-approved signs be given seven days to remove them under Special By-law 40.1.

g) That the application from Lot 12 Zinc for a Garage door to be fitted to their space at their expense be considered.

h) That an update on the restaurant power supply situation be received.

6. Security
a) That a review be undertaken of the common property key holders to the building including contractors and residents, with the purpose of reducing the number of keys in circulation.

b) Further security measures be discussed including the possibility of a complete security key audit.

7. House
a) That various matters concerning resident behaviour including skateboarding and pets be discussed.

8. Preparing for tower painting
a) That the Executive Committee discuss the painting of the tower.

9. That a date for the next Executive Committee Meeting be fixed.

Date: 27 August 2007

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STRATA TITLE MANAGEMENT SYDNEY