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MINUTES OF EXECUTIVE COMMITTEE MEETING

The Executive Committee of the Owners of Strata Plan 50785 held an Executive Committee meeting on:

Wednesday, 21 November 2007 at 7.00pm in The Offices of Strata Title Management Sydney, Suite 26, 118-126 Bath Road North, Kirrawee

PRESENT	Mr Beebe, Mr Gourley, Mr Rennie, Ms Schembri
APOLOGIES	Mr Bayliss
IN ATTENDANCE	Michael Price STRATA TITLE MANAGEMENT SYDNEY
CHAIRMAN	Michael Price

MOTIONS

1. **RESOLVED** that the minutes of the previous Executive Committee Meeting be confirmed as a true and accurate account of that meeting with the exception of item 3 b) which should read:

"Noted that to ensure proper protection under our Volunteer Workers Cover it was noted that the Executive Committee cannot request a non committee member to assist with a task without ensuring that the non committee member has been minuted as carry out that particular task on behalf of the Executive Committee and Owners Corporation."

2. **RESOLVED** that the Aged Balance List and Strata Management Report, inclusive of the Financial Statements tabled be adopted and affixed to the minutes book and the following was noted:
   - It was noted that the proposed budget will be prepared and presented at the next Executive Committee Meeting.

3. The electronic distribution to all owners of meeting notices and minutes was discussed at length. It was **RESOLVED** that this manner of distribution would not be adopted until the legislation that covers the electronic distribution of notices and minutes is amended to provide similar protection to the Owners Corporation as is currently afforded to postal distribution. **All owners are encouraged to visit the Cote d' Azur website where the notices and minutes are posted.**

4. RESOLVED that the Mr & Mrs Pithers be granted permission to install a second tilter door to their garage, with all costs associated with installation, maintenance, repairs and replacement to be payable by Mr & Mrs Pithers and any future owner of unit C66, lot 94. The Strata Managing Agent is instructed to provide a formal letter of approval to Mr & Mrs Pithers.

5. It was **RESOLVED** that the process for issuing work orders and monitoring works required will be formalised with the new cleaner/maintenance contractor to determine the most efficient process for having problems dealt with in a timely manner.

6. Restaurants
a) RESOLVED 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), Hogs Breath (HB), Splash (SP), Zinc Bar (ZB),

Special by-law 32.1 (a) i, iii.	SF (continual violation of CP parking)
Special by-law 42.6	ZB, HB, SP (tables and sigsn in CP)
Special by-law 42.7	HB, ZB (live music – in violation of DA)

b) RESOLVED that the breach of the Notice to Comply issued to Stonefish Café be dealt with and that the Strata Managing Agent be instructed to apply for fines against Stonefish Café (lot 3, Shop 3) and it's proprietor at the Consumer, Trader and Tenancy Tribunal.

c) RESOLVED that a Notice to Comply be issued to Zinc Bar (Lot 12, Unit R2) and it's proprietor for continually parking in the visitor parking spaces in Breach of By-Law 32.1 (a).

d) The Meeting was advised that Tom Bray of Energy Australia has confirmed in writing that the sub-station will not require an upgrade. KBS Electrics, Glen Stanley Electrical and Worthington Electrical & Data Services Pty ltd have been requested to supply urgent quotations for the upgrade of the commercial distribution board to 400amps and the fitting of a circuit breaker to be set at 350 amps. Every attempt will be made to have works completed prior to Christmas.

7. RESOLVED that the Chairperson, Sue Schembri will be the point of contact for the issuing of instructions on behalf of the Executive Committee to the Strata Managing Agent.

8. RESOLVED that the following persons be appointed to erect and take down the Christmas Tree and decorations on behalf of the Owners Corporation for the purpose of ensuring their protection under the Volunteer Workers Cover:

Mr & Mrs Pithers (94), Mr & Mrs Perkins (50), Mr & Mrs Coventry (92), Mr & Mrs Dobson (35), Dr Farlow & Ms Sue Farlow (91), Mr & Mrs Jordan (43)

9. RESOLVED that the next Executive Committee Meeting be scheduled for Wednesday, 13 February 2008 at 7:00PM in the offices of Strata Title Management Sydney.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8:16PM

GENERAL BUSINESS

- The Strata Managing Agent is instructed to write to the owners of Bella Costa Restaurant explaining By-Law 42.5 and outlining areas of concern that require their attention prior to the next Executive Committee Meeting
- The Strata Managing Agent is instructed to write to the owner of Hogs Breath in response to their request for permission to have live music. Live music is not and will not be permitted.
- It was noted that one quotation for the painting of the building has been obtained fro Programmed Maintenance Services. The Executive Committee will be obtaining at least one more quotation for comparison.