MINUTES OF MEETING

MINUTES of the meeting of the EXECUTIVE COMMITTEE of the OWNERS of STRATA SCHEME 50785 held in the Côte d'Azur gymnasium at 7pm on Wednesday 21st February 2007.

MINUTES

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.

The meeting opened at 7:10pm

1. Apologies: RH (proxy to GB)
Present: GB, CB, DG, SS, GR
In attendance: F Perri (C77)

Special Business
It was noted that GB and RH will not be standing for the next EC. A vote of thanks was moved to both Geoff and Rhonda in appreciation for their service to the Owners

2 & 3. The **minutes** of the last EC meeting of 15th Nov. 2006 were RECEIVED and ADOPTED.

4. Business arising
Tribunal orders have been accepted and are being actioned. An appeal has been lodged by C77 against the dismissal of three items in the adjudicator's order. Due to the appeal lodged—and at the suggestion of the other party—an onsite meeting was held between the GB and Adrian Mueller (our solicitor) representing the EC, and the Perri party. The parties were unable to reach an agreement on the sharing of costs of independent experts. Mr Perri was emphatic that he would not share any costs regarding this investigation or rectification emanating from the reports. After further discussions with the EC, it was decided that we would engage the services and pay the costs of the independent expert to investigate and report on the C77 airconditioning system and the plant room noise, and provide quotations for repairs deemed necessary (if any). This decision was advized to the Perri party via our solicitors with certain conditions. Mr Perri advized tonight that the terms and conditions of our proposal are acceptable. The EC is now proceeding on a "without prejudice" basis for further consideration when the reports are at hand. Part of the agreement is that the appeal application by Perri must be adjourned until further notice. Owners will have noticed work in progress relating to the requirements of the adjudicator's order, with particular reference to the tiling. The work has progressed at this stage to demolition of approximately 50% of the existing tiling, and installation of new waterproofing and under-tile membrane. It was also accepted that the polishing out of the scratches to the agreed balcony window glass panels would take place at the completion or near-completion of the tiling. GB displayed his willingness to continue handling this issue post-EC.

It was RESOLVED that the 2007 budget at the forthcoming AGM would incorporate consideration of expected expenditure from sinking fund for the C77 rectification works, with a one-off increase spread over the four quarterly strata levies for the year. The expected costs to date for the C77 rectification will exceed $100000. (Refer to Treasurer's Report below.)

5. Correspondence
a) The application for the placement of banners on the S2 (Splash) awning was DENIED on the basis of appearance of lot. The open-ended nature of the offer of painting of the metal structure encompassing the stairs to R3 (Opah) was not acceptable. The work must be completed by the end of April 2007. [action GB]
b) & c) Correspondence re our building insurance covering B15 water damage to timber flooring was NOTED.
d) Endeavour Air Conditioning reimbursement to C64 regarding extra A/C running costs NOTED. Contractor has accepted our criticism of their last programed service and advize they will adhere to the timing schedule in future.
e) It was RESOLVED that along the same lines as our building contractors Denis Solari will hold security access to the building.
f) The foyer mirror adjacent to C76 was APPROVED under our standard terms. [action GB]
g) Next pest treatment is February 23.
h) A5 air conditioner was APPROVED under our standard terms. [action GB]

i) C15 alterations were RESOLVED as discussed with GB.
j) C57 air conditioner was APPROVED under our standard terms. [action GB]
k) C21 security screen was APPROVED subject to our terms detailed to the owner.[action GB]

6. Treasurer's Report (RH)
a) Balance of funds at 7/2/07 was NOTED as Admin. $221,331.36. Sinking $459,880.79
Other balance sheet items $135.50.
b) TOTAL FUNDS $68,1212.15.
c) It was RECOMMENDED that the nominal cpi increase be applied to the levies for the forthcoming year. STM will advize the appropriate proportion between the funds. In addition—to avoid depletion of the sinking fund monies that are in reserve for the exterior painting of the building which we assess as being in excess of $600,000—the sinking fund must be uplifted once-off this year to cover the unbudgeted repairs resulting from the C77 action as previously mentioned.

7. **Building Division Reports (GB)**
a) External spa resurfacing was NOTED
b) New letter boxes are working well.
c) Boka have been requested to quote for repair/replacement for tower front door. [action CB]
d) Numerous orders current with Endeavour Air Conditioning NOTED.
e) Smoke detectors must be fitted by all tower owners
f) STM advized to recover costs from C1 for accidental damage to B2 main shutter door.
[action GB & STM]

[At this point FP left the meeting.]

8. **Secretary Report (GB)**
NOTED.

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

10. Security Report (CB)
c) It was RESOLVED that a letter be sent to the owner of C12 pointing out the constant breaches of numerous By-Laws by the tenants. [action GB]
Other items NOTED.

11. **Restaurants (GB)**
It was RESOLVED that due to constant breaches of the various By-Laws regarding garbage, furniture etc, the quarterly licence fee be charged to R2 (Zink) [action STM]
It was further RESOLVED that due to constant abuse, the area adjacent to the lift be gated, and the previous agreement for the use of a designated smoking area for R2 is to be WITHDRAWN and reverts back to the arrangements made with the previous occupant.
[action GB]

Other items NOTED.

12. **General Business (of which notice has been given)**
a) Notice to comply to C77 (Perri) re noise issues NOTED.
b) Insurance renewed with CHU NOTED.

13. Any other General Business.
The AGM will be 7:30pm Wednesday 28th March 2007 in BBQ area weather permitting.

14. The meeting closed at 9:10pm. The next EC meeting will follow the AGM on March 28 2007.

DATED 21st February 2007

Geoff Bursill, Honorary Secretary / Chairman.