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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, 6 June 2007 at 7.00pm in The Offices of Strata Title Management Sydney, Suite 26, 118-126 Bath Road North, Kirrawee***

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| ***PRESENT*** | *Ms Schembri, Mr Rennie, Mr Gourley* |
| ***APLOOGIES*** | *Mr Beebe, Ms Appenzeller* |
| ***IN ATTENDANCE*** | *Michael Price*<br>*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 following qualification: It was resolved at the last Executive Committee Meeting that Geoff Bursill be appointed to assist the Executive Committee on all outstanding matters as a representative/consultant.*

2. ***RESOLVED*** *that the Aged Balance Sheet and Strata Management Report be adopted and affixed to the minutes book.*

3. ***It was noted that the increase in the quarterly sinking fund contributions was brought about to reduce the impact of the tiling works on the balcony of unit C77 . These works had not been budgeted for in the previous Sinking Fund Forecast and therefore would have had a detrimental affect on the Sinking Fund, funds available when the painting of the building commenced. This increase will apply for each quarterly levy until the next Annual General Meeting and it is hoped that this increase will reduce the need to strike a special levy in the future.***

**4.** ***RESOLVED*** *that the separating of the current Strata Plan into two separate strata plans, one consisting solely of Residential lots and the other consisting of solely Commercial lots and the forming of a Building Management Committee (BMC) to act as an administrator of all shared facilities of both strata plans was not a cost effective exercise and no further action was required at present.*

**5.** ***RESOLVED*** *that the Strata Managing Agent write to the Proprietors of Opah – Restaurant regarding the proposed core drilling advising that the Owners Corporation grants approval of the proposed works with the following essential conditions:*

- *That Croucher Engineering Pty Ltd provide written advice stating that during the core drilling no pre-tensioned steel cables within the concrete will be struck.*
- *That the Proprietor of Opah Restaurant provide written advice that all lot owners affected by the proposed core drilling have given their approval for such work to be carried out within their lot.*
- *That a letter from Opah- Greek Restaurant be provided confirming all costs associated to core drilling damage to the common property will be covered and all repairs organised and attended to by Opah- Greek Restaurant.*

**6.** ***RESOLVED*** *that the Executive Committee grants approval to the owners of apartment 5A to install a sun awning to the balcony of apartment 5A with the following conditions:*

- *That the awning be in the same style and colour as those awnings already installed in the complex.*
- *That all costs associated with the installation, maintenance, repair and replacement of the awning be at the expense of the owner(s), whoever they may be from time to time.*
- *That any damage to common property caused by the installation of the awning or the removal of the awning is to be repaired by the lot owner(s), whoever they may be from time to time.*

**7.** *That the rental for exhaust and grease traps for the quarter ending 15/05/2007 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)*

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| *Special By-Law 32.1 (a)I, iii.* | *SF, ZB, OP* |
| *Special By-Law 40.1* | *SP BC, ZB* |
| *Special By-Law 42.7* | *ZB, OP* |
| *Special By-Law 41.1* | *ZB, OP* |
| *Tables being well out of defined outside eating areas* | *SF, SP, BC* |
| *Trading beyond hours of operation for outside eating areas* | *SF, SP, BC* |
| *Breach of the terms of memo dated 24/11/2005* | *SF, SP, BC, ZB, OP* |

***MOTION CARRIED***

**8.** ***RESOLVED*** *that an audit be carried out by a suitably qualified person to determine which Commercial Lots are using CP electricity in violation of Special By-Law 42.1, and that the OC be given the authority to recoup moneys owing to it for the use of CP electricity by Commercial Lots. David Gourley will contact Origin regarding the carrying out of a power audit.*

**9.** ***RESOLVED*** *that the house and Garden Report tabled at the meeting be adopted and affixed to the minutes book.*

**10.** *RESOLVED that the Building Report tabled at the meeting be adopted and the the following action be taken:*

- *The Strata Manager is instructed to write to the Owners of unit C77 requesting reimbursement for expenses incurred for the re-positioning of pots on the balcony of Unit C77 during rectification works.*
- *The Strata Managing Agent is instructed to write to all owners, occupiers and leasing agents of blocks A and B advising them of the date of power upgrade once this date has been confirmed with W H Electrics.*

***THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8:30PM***

# ***GENERAL BUSINESS***

- *It was noted that the owners of C76 had advised the Executive Committee they are happy to postpone investigation of water penetration into unit C76 until works in unit C77 were completed.*

- *That the Strata Managing Agent confirm with CHU whether Geoff Bursill is covered under the Office Bearers cover policy of the Building Insurance.*

- *Strata Managing Agent is to write to all owners requesting that they comply with the existing exclusive use By-Laws and only set up tables and chairs in these areas and not on common property.*

- *That the main entrance doors be reviewed by the Executive Committee.*

- *Strata Managing Agent is to investigate expiry date of current fire certification contract and advise date in minutes:* ***Expiry date of current contract is 11 April 2010.***

- *Strata Managing Agent is to obtain a quotation from Environet Consultancy Pty Limited to oversee fire certification and audit current certifiers and any quotations for repairs.*