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

PRESENT	*Ms Schembri, Mr Rennie, Mr Gourley*
APOLOGIES	*Mr Carey, Ms Appenzeller*
VISITORS	*Mr Bayliss, Mr & Mrs Dobson*
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.

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

3. Financial

a) RESOLVED that a Strata Works Agreement is a necessity for all works in excess of $1,000.00 and that the Strata Managing Agent forward a soft copy of the Strata Works Agreement used by Strata Title Management Sydney to enable the committee to amended the agreement slightly to enable it's use by Cote D' Azur.

b) Noted that to ensure proper protection under our Volunteer Worker cover, that work performed by EC members must be agreed and minuted at an EC meeting with the tasks to be undertaken made clear. It was further noted that the Executive Committee cannot request a non committee member to assist with a task with the expectation of that owner being covered by the insurances should an incident occur.

4. Building

a) The meeting was given an update of the current works being carried out to units C76 and C77 and below is a summary of some of the works currently taking placing to rectify water penetration:

- Noted that planter boxes of C77 have been emptied and a new waterproof membrane is being applied.
- Noted that planter boxes of C76 to be emptied shortly and new waterproof membrane to be applied shortly.
- The balcony tiles of C76 require re-grouting and this will be undertaken shortly.
- The Executive Committee are looking to appoint a Hydraulic Engineer to assist in determining where water penetration may be occurring to assist current Engineers to ensure problem is rectified satisfactorily.
- The Executive Committee are working tirelessly to resolve the water penetration issues.

b) That the Air Conditioning System in C77 is being replaced. Ice Air were originally engaged to undertake the replacement but work was not finalised due to external influences. The Executive Committee are currently obtaining quotations for the work to be completed by another contractor. No payment has been made to Ice Air.

c) The Executive Committee has concerns regarding the estimates within the report, particularly the estimate for the painting of the tower. At least one cost estimate is to be obtained regarding the painting of the tower to enable the committee to compare the cost estimate to the estimates within Leary & Partners report. A decision will then be made whether payment to Leary & Partners is to proceed or whether they will need to amend their report. The Strata Managing Agent will pass on the details of Programmed Maintenance Services to Ms Schembri for the purpose of obtaining a cost estimate for painting.

d) The common property service provided by Endeavour Air Conditioning appears satisfactory. The service provided to levels 8, 9, 10, is yet to be determined due to issues currently being dealt with. It was also noted that each quarter Endeavour Air Conditioning sends a circular to occupants advising the need for access to service the air conditioning on levels 8, 9 and 10 but it is unknown what the success rate of this access is.

e) RESOLVED that the quotation provided by Environet Consultancy Pty Limited be accepted to supervise current fire service providers and to carry out spot audits to determine service is being provided as necessary and all recommend repairs are required. The meeting was advised that it is the responsibility of all lot owners to ensure smoke alarms are installed within their units as per the new legislation, which requires smoke detectors in all residential units.

5. 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), 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) RESOLVED that the current terms of By-Law 42.5 not be changed at present. Further consideration is to be given to this proposal at the next Executive Committee Meeting.

c) RESOLVED that this motion be deferred for discussion at the Executive Committee/Restaurant Proprietors meeting proposed for 24 September 2007.

d) RESOLVED 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) RESOLVED that the Strata Managing Agent is to write to the owners of lot 21 regarding the painting of the lift soffit and advise that should they fail to comply with their obligation to repaint the soffit the Owners Corporation may apply for an order through the Consumer, Trader and Tenancy Tribunal compelling the owner of lot 21 to maintain the lift soffit as per the Executlive Use By-Law.

f) That the Strata Managing Agent send notices to all commercial lot occupants and owners regarding sandwich boards and banners being installed of kept on common property. This matter will be a discussion point at the proposed Executive Committee/Restaurant proprietor meeting scheduled for 24 September 2007.

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

h) The upgrade of power supplied to commercial lots was discussed as part of the Strata Management Report and copies of a letter forwarded to all Restaurant Proprietors and commercial lot owners and a further facsimile to the proprietor of Opah – Restaurant were presented. The Commercial lots are responsible for organising and paying all costs associated with power upgrade as the requirement is inly due to an increase in power consumption of these lots over the years.

6. Security

a) RESOLVED that a security audit 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 and ensuring that owners only have access to areas they are legally entitled to. Mr Beebe and Mr Rennie will organise this audit.

b) Out of order – dealt with under motion 6 (a).

7. House

a) It was noted that general house keeping matters such as skate boarding on common property or children playing on common property without supervision will be dealt with as it occurs.

8. Preparing for tower painting

a) That the Strata Managing Agent advise Ms Schembri the details of Programmed Maintenance Services to provide a cost estimate and scope of works for the painting of the residential tower.

9. RESOLVED that the next Executive Committee Meeting be held on Wednesday, 21 November 2007 at 7:00PM.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 9:15 PM