Print date:
Monday, 22 September 2008

In reference to:
Strata Plan 50785
1-3 McDonald Street
CRONULLA NSW 2230

Our Ref: **MP: SP50785: EC Meeting Agenda 1st October 2008**

NOTICE OF EXECUTIVE COMMITTEE MEETING

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

Wednesday 1 October 2008 at 7.00pm in The Offices of Strata Title Management Sydney, Suite 1, 191-193 Taren Point Road, Taren Point

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. Building
a) That the report from Premier Contract Cleaning Pty Ltd be tabled and discussed.
b) That progress on the tower cleaning and painting works be discussed.
c) To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that despite requests, the resident owner of Unit B18 Lot 25 has not modified his non-approved type awning to prevent it overhanging common property, and therefore notice will be served on the owner to remove the awning within seven days subject to the provisions of Special By-law 35.5 Removal of the works for which no approval given.
d) That the progress on the replacement of the roller shutters of C76 be discussed.
e) That an update on the rectification to the C76 balcony tiles be discussed and resolved.
f) That an update on the calcium residue cleaning of various common property tiled stairs and courtyard areas be discussed and resolved.
g) That the Strata Managing Agent and the WorkCover registration for the garbage compactor compressor to our multiple equipment registration.
h) That the quotes received from BSA ($42292.09 incl GST) and City Antennas ($48400 incl GST) for the upgrade of the single wire Foxtel satellite system to Digital/IQ (IQ2- HD) be discussed and resolved.
i) That an update on the plumbing works required for rectification of common property damage

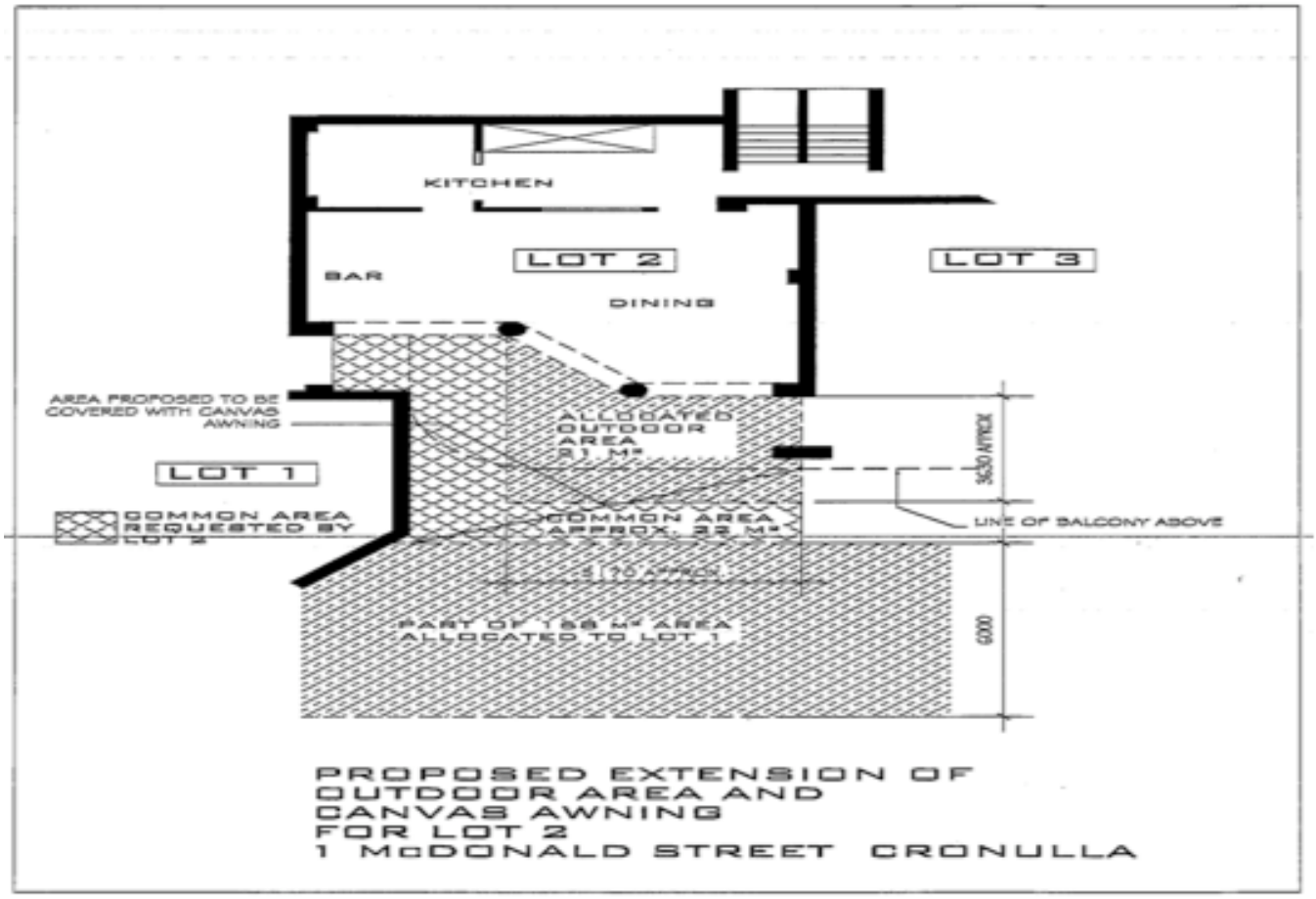
following the installation of an oven upgrade by Opah Restaurant R3 Lot 21 be discussed.
j) That the proposed amalgamation of Lots 62 & 68 be discussed and action determined.

3. Finance
a) That the Financial Statements and Strata Management Report be tabled. (Strata Manager)

4. House
a) That the slow progress on the garden upgrade be discussed and an appropriate action plan be resolved.
b) That the complaints received from residents regarding the recent access to the building by a charity collector be consider and a policy formulated.

5. Restaurants
a) That as the leasee of Zink Bar R2 Lot 12 has changed, all current Notices to Comply must be renewed in the name of the new leasee.
b) That as the awarded costs have not been received from the previous leasee of Zink Bar R2 Lot 12, the Strata Managing Agent is instructed to instigate action for their recovery, and inform the CTTT accordingly.
c) To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that despite requests, the operators of Zink Bar R2 Lot 12 have contravened Special By-law 32.7 Behaviour of invitees by not preventing their staff from parking on and obstructing common property, and not preventing their staff smoking on secured common property, and that a Notice under Section 45(1) of the Strata Schemes Management Act, 1996 be served on the occupant of that Lot to comply with that By-law.
d) To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that despite repeated requests the operators of Zink Bar R2 Lot 12 have contravened Special By-Law 32.8 Depositing rubbish or other material on CP, and that a Notice under Section 45(1) of the Strata Schemes Management Act 1996 be served on the occupants of that Lot to comply with that By-law.
e) To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that the vehicles associated with Zink Bar R2 Lot 12 and its operator are continuing to park on and obstruct common property after receiving the maximum penalty of $550 plus costs from the Consumer Trader and Tenancy Tribunal for breach of the now lapsed Notice to Comply, and a fresh Notice under Section 45(1) of the Strata Schemes Management Act 1996 be served on the occupants of that Lot to comply with Special By-law 32.1 Vehicles and Special By-law 32.7 Behaviour of invitees.
f) That a report be received from the Strata Managing Agent on the recent failed mediation in the CTTT regarding continued parking and obstruction of common property by vehicles associated with Stonefish Café S3 Lot 3. As the awarded costs have not been received from the occupant, the Strata Managing Agent is instructed to instigate action for their recovery, and inform the CTTT accordingly.
g) To consider and, if thought fit, resolve that the Owners of Strata Plan 50785 are satisfied that the vehicles associated with Stonefish Café S3 Lot 3 are continuing to park on common property illegally and that the Strata Managing Agent lodge an application at the CTTT for an order and penalties to be applied by an adjudicator as the mediation failed.
h) To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that the operator of Stonefish Café S3 Lot 3 has contravened Special By-Law 42.6 Use of CP by continuing to conduct commercial operations beyond their Exclusive Use area. Mediation is not appropriate as the Owners Corporation does not have the authority to vary conditions attached to the DA and/or Liquor Licence, therefore the Strata Manager is instructed to lodge an application for an order and penalties to be applied by the adjudicator.
i) To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied

that the operator of Splash S2 Lot 4 has contravened Special By-Law 42.6 Use of CP by continuing to conduct commercial operations beyond their Exclusive Use area. Mediation is not appropriate as the Owners Corporation does not have the authority to vary conditions attached to the DA and/or Liquor Licence, therefore the Strata Manager is instructed to lodge an application for an order and penalties to be applied by the adjudicator.
j) That the Strata Manger present his report on the recent CTTT mediations concerning the continued use of commercial refrigeration equipment in the garage area, and the continued illicit use of common property power by several restaurants.
k) That the Executive Committee consider appointing JS Mueller and Co to lodge the applications for adjudication in relation to the commercial refrigeration equipment currently located within the restaurant garages and/or car spaces. (Cost estimate to be tabled at the meeting).
l) That the Executive Committee consider the request from the operators of The Drop Inn S4 Lot 2 for the installation of a canvas awning and extension of the outdoor Exclusive Use area as per the plan below.



5. General Business
a) That a date for the next EC meeting be fixed.

Date: Tuesday, 23 September 2008

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STRATA TITLE MANAGEMENT SYDNEY