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# ***NOTICE OF EXECUTIVE COMMITTEE MEETING***

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

***Wednesday, 13 February 2008 at 7.00pm in The Offices of Strata Title Management Sydney, Suite 26, 118-126 Bath Road North, Kirrawee***

# ***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. Finance**
**a)** That the Financial Statements and Strata Management Report be tabled. (Strata Manager)
**b)** That the timing for the proposed 2008/09 budget and levy structure (including any transfer between administration & sinking funds) to be presented by Strata Manager to EC, for finalization prior to and presentation at AGM, be discussed.

**3. Building**
**a)** Update on water penetration issues.
**b)** That progress on the roof works be discussed including the replacement of the roof membrane and the replacement of the rusted exhaust air vents.
**c)** That a timetable for the exterior painting of the tower be discussed, the quotes received to date tabled, and the possibility of engagement of a specialist paint consultant be discussed.
**d)** Consideration for all the balcony railings including the lowrise, and various fences and gates throughout the complex to be treated as a separate job, possibly with a smaller contractor.
**e)** That the replacement of the Lowrise Gas hot water services with the Rotex tub system be discussed and resolved.

**4. House**
**a)** To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that despite requests, the resident of Unit C29 has contravened Special By-law 43.1 & 43.3 by repeatedly allowing their visitors to smoke and continue to use glass containers in the pool area, 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.
**b)** To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that despite the previous written request, the residents of Unit A3 have contravened Special By-law 31.1, continuing to disturb the peaceful enjoyment of their neighbours by partying late with loud music and voices and door slamming, 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.
**c)** That the old gym weight equipment be disposed of and replaced by a suitable upper body resistance/cardio machine under lease.
**d)** That the January 2008 report from Premier Contract Cleaning Pty Ltd be tabled.

**5. Restaurants**
**a)** That the rental for exhaust and grease traps for the quarter ending 15/02/2008 under Special By-law 42.5 be waived for Lot 2 Café Monz & Lot 4 Bella Costa.
**b)** To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that despite requests, the operator of Hogsbreath Lot 1 has contravened Special By-law 43.1 by not preventing his 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.
**c)** To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that despite requests, the operator of Hogsbreath Lot 1 has contravened Special By-law 32.1 by not preventing his staff parking on and obstructing 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 the operator of Splash Lot 4 has contravened Special By-law 32.1 by not preventing his staff parking on or obstructing 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.
**e)** To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that the operator of Opah Lot 21 has contravened Special By-law 32.1 by not preventing his staff parking on or obstructing 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.
**f)** To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that the vehicles associated with Zink Bar Lot 12 are continuing to park and obstruct common property in breach of the previously issued Notice to Comply, and that Strata Manager be instructed to apply for the maximum fines and costs against that Lot and its proprietor at the Consumer, Trader and Tenancy Tribunal.
**g)** That the report from Rocar Electric on restaurant use of common property power in garage spaces in contravention of Special By-law 42.10 be tabled and dealt with.
**h)** That the leak from Lot 21 Opah into Lot 12 Zink be discussed.
**i)** That the management of the cleanliness of the B2 area at the rear of the restaurants be discussed, including the periodic mat servicing and concrete cleaning.

**6. Security**
**a)** That the McDonald Street cul-de-sac area fence height proposals be tabled and actioned.
**b)** That the addition of four cameras to our security system be discussed and actioned.
**c)** That the feasibility of a masterkey system be discussed.
**d)** That the management of keyed access to secured common property be discussed, including the procedure for deprogramming access swipes.

**7. General Business**
**a)** That a procedure be established to ensure that all correspondence—particularly that from owners and occupants—be dealt with in a timely and businesslike manner.
**b)** That a date for the AGM be fixed.
**c)** That a date for the next EC meeting be fixed.

Date: Tuesday, 5 February 2008

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STRATA TITLE MANAGEMENT SYDNEY