Date: 29 December 2008

In reference to:
Strata Plan 50785
"Cote D Azur"
1-3 McDonald Street
CRONULLA NSW 2230

Our Ref: SP50785: Schedule 3 Meeting Minutes - Monday, 22 December 2008

Strata Schemes Management Act 1996
(Clause 6 Schedule 3)

MINUTES OF EXECUTIVE COMMITTEE MEETING

A meeting of the Executive Committee of the Owners Strata Plan 50785 was held in the office of Strata Title Management Sydney, Suite 1/191-193 Taren Point Road, Taren Point on Monday, 22 December 2008 at 9.30 AM

POSTAL VOTES RECEIVED: Mr Earle, Ms Schembri, Mr Beebe, Mr Gourley, Mr Korbel

AGENDA

1) That the Minutes of the previous Executive Committee Meeting as recorded in the Owners Corporations Minute book be confirmed as a true and accurate account of proceedings at that meeting.

MOTION CARRIED

2) That the Owners of Strata Plan 50785 are satisfied that the owner/occupiers of Unit B18 Lot 25, Mr Melinko Nick Nikolic and Ms Jelica Nikolic have failed to modify or remove the awning installed on the balcony which hangs past the lot boundary and over common property. The Managing Agent is instructed to lodge an application for Mediation at the Consumer, Trader and Tenancy Tribunal and further instruct the Strata Managing Agent to proceed with lodgement of an application for Adjudication should Mediation fail.

MOTION CARRIED

3) That the Owners Corporation formerly endorse the payment of legal fees incurred by Mr Beebe associated with legal action between Mr Beebe and Mr Macris resulting from an incident which occurred while Mr Beebe carried out his duties as an Executive Committee Member.

MOTION CARRIED

4) That the Owners Corporation has formed the opinion that the Occupants of lot Shop 2, Lot 4, Splash at Cronulla ABN 21 823 730 877 and Mr Gary Macris are in breach of the Notice to Comply served on them on 25 February 2008 in accordance with section 45 of the Strata Schemes Management Act 1996,as they have failed to prevent staff from parking on common property. The Strata Managing Agent is instructed to lodge an application for an order and penalties with the Consumer, Trader and Tenancy Tribunal.

MOTION CARRIED

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 9:55AM