Print date:
Monday, 12 October 2009

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

Our Ref**: MP: SP50785: EC Meeting Agenda 19 October 2009**

NOTICE OF EXECUTIVE COMMITTEE MEETING

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

Monday, 19 July 2009 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 the Executive Committee reviews the status of the painting of the building by TOR.
c) That the procedure for Move In and Move Outs and the process for charging be reviewed.
d) That the Executive Committee reviews the proposed renovations to be carried out in apartment C18 by the future owner.

3. Finance
a) That the Financial Statements be tabled. (Strata Manager)
b) That the Executive Committee endorses the decision to proceed with the upgrade of the intercom and security system, previously determined by the Treasurer and Mr Beebe.

4. House
a) To consider and, if thought fit, resolve that the owners of Strata Scheme 50785 are satisfied that Ms Marcelle Mary Therese Pearson, resident owner of C45 (Lot 73) is in breach of Special By-Law 32.1 Vehicles. The Strata Managing Agent is instructed to issue a Notice to Comply in accordance with section 45 of the Strata schemes Management Act 1996.
b) To consider and, if thought fit, resolve that the owners of Strata Scheme 50785 are satisfied that Ms Margita Mauric, resident owner of C67 (Lot 95) is in breach of Special By-Law 32.1 Vehicles. The Strata Managing Agent is instructed to issue a Notice to Comply in accordance with section 45 of the Strata schemes Management Act 1996.
c) To consider and, if thought fit, resolve that the owners of Strata Scheme 50785 are satisfied that Ms Margita Mauric, resident owner of C67 (Lot 95) is in breach of Special By-Law 32.1 Vehicles. The Strata Managing Agent

is instructed to issue a Notice to Comply in accordance with section 45 of the Strata schemes Management Act 1996.
d) To consider and, if thought fit, resolve that the owners of Strata Scheme 50785 are satisfied that Ms Gersbach & Mr Liddy, residents of C12 (Lot 40) are in breach of Special By-Law 32.1 Vehicles. The Strata Managing Agent is instructed to issue a Notice to Comply in accordance with section 45 of the Strata schemes Management Act 1996.
e) To consider and, if thought fit, resolve that the owners of Strata Scheme 50785 are satisfied that Mr Michael Antunes & Ms Claudia Antunes, residents of C9 (Lot 37) are in breach of Special By-Law 32.1 Vehicles. The Strata Managing Agent is instructed to issue a Notice to Comply in accordance with section 45 of the Strata schemes Management Act 1996.
f) To consider and, if thought fit, resolve that the owners of Strata Scheme 50785 are satisfied that tenant of A3, (Lot 8) Apprenticeships Australia Pty Ltd are in breach of Special By-Law 32.1 Vehicles. The Strata Managing Agent is instructed to issue a Notice to Comply in accordance with section 45 of the Strata schemes Management Act 1996.

5. Restaurants
a) That the Executive Committee discusses the recent communication received from Mr Robert Schroder the proprietor of Stonefish Café.
b) That the Executive Committee discusses the letter received from Walter Madden Jenkins on behalf of Bella Costa and determines what action is to be taken in relation to mediation agreement made on 10 February 2009.
c) To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that after, that the tenants of Lot 5, Shop 1, Bella Costa – Italian Restaurant and Mr Paul Walters and Ms Lynn Walters are in breach of Special By-Law 37.2, in they have failed to prevent staff from leaving the rear kitchen door open to the common property. The Strata Managing Agent is instructed to issue a Notice to Comply in accordance with section 45 of the Strata Schemes Management Act 1996.
d) To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that after, that the tenants of Lot 4, Shop 2, Splash at Cronulla ABN 21 823 730 877 and Mr Gary Macris are in breach of Special By-Law 37.2, in they have failed to prevent staff from leaving the rear kitchen door open to the common property. The Strata Managing Agent is instructed to issue a Notice to Comply in accordance with section 45 of the Strata Schemes Management Act 1996.
e) Report on lift tower painting to be provided.

6. Security
a) That the committee resolves to proceed with security key system upgrade.
b) That the committee discuss whether to integrate the lowrise entry gates and all lowrise doors including the car park to the grey security fob system.
c) That the upgrade of the video security to complete present capacity of 16 cameras be discussed.
d) That the expansion of video security system with extra cameras to cover more common areas including lift cars be discussed.
e) That the lowrise intercom system be discussed and particular notation that system now operation after service by Quorum.

7. General Business
a) Establishment of reasonable time periods for Strata Management action.
b) Timing of service of levy notices to owners and extra charges for delayed payment is discussed.
c) That the amended Strata Management Agency Agreement be discussed by the committee.
d) That the date for the next Executive Committee Meeting be confirmed as Wednesday, 16 December 2009 at 7:00pm in the offices of Strata Title Management Sydney.

Date: Monday, 12 October 2009

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STRATA TITLE MANAGEMENT SYDNEY