Print date:
Tuesday, 14 July 2009

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

Our Ref**: MP: SP50785: EC Meeting Agenda 29 July 2009**

NOTICE OF EXECUTIVE COMMITTEE MEETING

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

Wednesday, 29 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 progress on C76 balcony tile rectification be reported on.
c) That the Executive Committee discusses the proposed renovations to be carried out in apartment C4, lot 32.
d) That the Executive Committee discusses the proposed renovation to be carried out in apartment C69, lot 97.
e) That the Executive Committee discusses the proposed replacement of sails on the penthouse pergola of apartment C76, lot 104.
f) That the Executive Committee reviews the status of the painting of the building by TOR.
g) To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that the resident owner of Unit B18 (Lot 25) has not modified his non-approved type awning to prevent it overhanging common property, and that the proposal made by the owner of lot 25 that the Owners Corporation share 50% of the cost of the modification is unacceptable. The Strata Managing Agent is instructed to lodge an application for adjudication at the Consumer, Trader and Tenancy Tribunal.

3. Finance
a) That the Financial Statements be tabled at the meeting. (Strata Manager)
b) That the Executive Committee accepts the recommendation of the treasurer to defer the renovation of the pool for 12 months.

4. House
a) That the Executive Committee discusses the mediation held in council chambers on 29 June 2009.
b) To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that Mr David Noel Gittus & Ms Denise Gloria Flugler, resident owners of C1 (Lot 29) 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 outcome of mediation held in council chambers on 29 June 2009 by discussed.
b) To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that after numerous requests and mediation, that owners of Lot 21, R3 are in breach of Special By-Law 2, in that they have failed to maintain the painted surface of the lift tower soffit. The Strata Managing Agent is instructed to lodge an application for adjudication with the Consumer, Trader and Tenancy Tribunal.

6. General Business
a) That the Executive Committee reviews Special By-Law 38 – Moving goods through common property.
b) That the Executive Committee review Special By-Law 42.5.
c) That the date and time for the next Executive Committee Meeting be confirmed as Wednesday, 14 October 2009 at 7:00pm.

Date: Tuesday, 14 July 2009

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STRATA TITLE MANAGEMENT SYDNEY