Print date:
Wednesday, 5 August 2009

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

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

MINUTES OF EXECUTIVE COMMITTEE MEETING

The Executive Committee of the Owners of Strata Scheme 50785 held 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

PRESENT	Mr Korbel, Mr Earle, Ms Schembri, Mr Macris
PRESENT BY PROXY	Mr Beebe proxy Mr de Souza (Meeting accepted proxy once quorum **w**as achieved)
IN ATTENDANCE	Michael Price Strata Title Management Sydney
	Craig Morton (Prior to commencement of meeting) Tradesmen on Rope Pty Ltd
	Adrian Premier Contract Cleaning Pty Ltd
CHAIRMAN	Michael Price

MOTIONS

Prior to the commencement of the meeting Craig Morton of Tradesmen on Rope provided an update on the status of the painting. The following was noted:

- *The steel work will be finished by the end of the week.*
- *It was noted that TOR will be installing weep hole covers throughout the building.*
- *It was noted that the aluminum painting will commence next week with the pool fence included.*
- *TOR would be providing a profile for anti skate edging to the committee prior to the next committee meeting.*

1. RESOLVED that the minutes of the previous Executive Committee Meeting be confirmed as a true and accurate account of that meeting.

2. Building

a) RESOLVED that the report from Premier Contract Cleaning Pty Ltd was tabled and discussed and that a copy be affixed to the Minutes book with the following notations:

- It was noted that several owners had not yet had their Foxtel boxes changed. It was noted that Adrian and Bill are referring these owners to Foxtel.
- The Slate Doctor has removed the expansion joint on the balcony of C77 and is waiting for the area to dry. Slate Doctor will reinstate expansion joint and seal once the area is dry.
- It was noted that apartment C76 has water penetration from the roof. The water penetration should be resolved with the replacement of the roof membrane, which is due to take place once the painting is complete.
- It was noted that the stair drainage was being investigated by McChun's Waterproofing and Tiling. The committee asked that Adrian discuss the problem with McChun's given his plumbing background.
- It was noted that the garden water penetration problem in apartment C53 has been repaired by McChun's Waterproofing and Tiling.
- It was noted that McChun's Waterproofing and Tiling were attending to water penetration problems in several apartments.
- It was noted that the lifting tiles in the pool area will be replaced by McChun's Waterproofing and Tiling.
- The quotation for the installation of checker plates in the commercial hallway of block A for the sum of $2200.00 (GST Inclusive) was approved on the condition that Adrian confirm the quotation includes removal from site of all existing tiles that require removal.
- It was noted that Tradesmen on Rope were attending to the replacement of expansion joints throughout the building.
- Strata Title Management was instructed to write to the owners of apartment C69 regarding their obligations when installing floorboards within their apartment.
- It was noted that6 one tile was being replaced on the balcony of C5.
- The replacement of 3 fire doors in the loading bay for the some of $2925.00 (GST Inclusive) was approved.
- It was noted that the intercom system in the lowrise continued to have problems. The meeting determined that the current system should be reviewed by Carey Beebe, John Stevens and Adrian and that they are authorised to approve the installation of a new system up to the value of $19,999.00 (GST Inclusive) should this be deemed necessary.
- It was noted that an upgrade to the new security system is being reviewed.
- It was noted that the gardening services review be postponed as the majority of delays are out of the control of Florascapes.
- The cleaning quotation for the commercial area in B2 was received.
- Adrian advised that the current computer system within the office was antiquated and in need of an upgrade to enable the cleaner/building manager to operate more effectively. Adrian was instructed to provide a detailed list of what requires replacement and why and sue Schembri, Ted Korbel and Carey Beebe have been authorised to approve an office upgrade to the value of $2,500.00.

b) It was noted that the works on the balcony of C76 were completed.

c) The Executive Committee discussed the proposed renovations to be carried out in apartment C4, lot 32. It was noted that the owner would be required to provide written notice of the date works are commencing to the building manager for posting on the Notice Board 14 days prior to commencement of works.

d) The Executive Committee discussed the proposed renovation to be carried out in apartment C69, lot 97. It was noted that the owner would be required to provide written notice of the date works are commencing to the building manager for posting on the Notice Board 14 days prior to commencement of works.

e) The Executive Committee discussed the proposed replacement of sails on the penthouse pergola of apartment C76, lot 104 and approved the style in principle. The Strata Managing Agent advised the meeting that an Exclusive Use By-Law should be registered prior to installation to protect the Owners Corporation from claims from future owners that the structure should be repaired and maintained by the Owners Corporation.

f) Noted that the meeting was provided an update by Craig Morton prior to the meting commencing. Points on the information provided are noted on Page 1 of the minutes.

g) RESOLVED 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) RESOLVED that the Financial Statements were tabled at the meeting and that a copy be affixed to the Minutes book.
b) RESOLVED that the Executive Committee accepts the recommendation of the treasurer to defer the renovation of the pool for 12 months.

4. House
a) The Executive Committee noted that at the time of this meeting no minutes had been received from Council for the mediation held in council chambers on 29 June 2009.
b) RESOLVED 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) Dealt with in Item 4 a).
b) RESOLVED 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) RESOLVED that Special By-Law 38 – Moving goods through common property should be amended to include an allowance for Time Stipulation and an hourly rate charge for building manager to supervise moving in/out on weekends.
b) RESOLVED that Dunstan de Souza, Carey Beebe and Michael Price be charged with the responsibility to review Special By-Law 42.5, along with all the By-Laws.
- It was noted that the commercial exhaust systems on the roof of the lowrise require painting. The Strata Managing Agent was instructed to write to each lot owners and occupant requesting the exhaust systems be painted as soon as possible.
c) RESOLVED that the next Executive Committee Meeting be held on Wednesday, 14 October 2009 at 7:00pm.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8:41PM