NOTICE OF EXECUTIVE COMMITTEE MEETING

TO
All Executive Committee

AND
All Owners

TAKE NOTICE that the Executive Committee of the Owners of Strata Plan 50785 intends to hold a Meeting on Tuesday, 21 December 2010 at 6.30pm in the office of Strata Title Management Sydney, Suite 1, 191-193 Taren Point Road, Taren Point

AGENDA

A) Record Attendance
B) Apologies
C) Consider Motions

MOTIONS

1. Minutes

That the minutes of the previous Executive Committee Meeting held on 22 July 2010 be confirmed as a true and accurate account of the proceedings at that meeting.

2. Building Managers Report

That the report from Premier Contract Cleaning Pty Ltd be tabled and adopted.

3. Financial Statements

That the Financial Statements dated 30 November 2010 be reviewed and adopted.

4. Managing Agency Agreement

That two members of the Executive Committee execute the Strata Managing Agency Agreement on behalf of the Owners Corporation in accordance with the resolution passed at the Annual General Meeting on 22 April 2009 to reappoint Strata Schemes Management Corporation Pty Ltd trading as Strata Title Management Sydney.

5. Outstanding Building Works

a) That the Executive Committee reviews the status and progress of the exterior painting of the building;
b) That correspondence from Rob McCubbin, owner of Lot 17 (Apt A9) dated 27 June 2003, 6 December 2007 and 11 November 2010 concerning the water seepage to the entrance steps to Apartments A3, A4, A9 and A10 be tabled and appropriate action determined;
c) That a determination be made on the repairs required to the broken glass panels and rusting of pergola type structure over the lift adjacent to Lot 21;
d) That the painting of the exhaust the exhaust systems be discussed and appropriate action determined.

6. Balcony Tiling Quotations for Lots 104 & 105 (Apt. C76 & Apt. C77)

That the Executive Committee accepts a quotation from one of the following contractors to undertake the balcony retiling works to Lots 104 & 105 (Apt. C76 and Apt. C77):

- Tradesmen-On-Rope Pty Ltd* $299,200.00 Inclusive of GST
- Advance Contracting Services Pty Ltd $372,075.90 Inclusive of GST
- Ossa Services Pty Ltd $474,137.40 Inclusive of GST

* *Tradesmen-On-Rope Pty Ltd were asked on 2 December 2010 by Chris Palumbo of Strathclyde Building Services to provide licence and insurance details to which they have not responded or supplied. In addition, this contractor has not quoted in accordance with the specially prepared scope of works so he is unable to recommend to the Executive Committee or Owners Corporation that this quotation be considered.*

7. Application for an Order under Section 145 to Enter a Lot, being Lot 105

That the Executive Committee decides on behalf of the Owners Corporation to make an application for an order under Section 145 of the Strata Schemes Management Act 1996 against the owner of Lot 105 to enable the Owners Corporation to complete works in accordance with Section 65 (1) of the Strata Schemes Management Act 1996, being balcony re-tiling and exterior painting works to Lot 105 and that a solicitor be appointed to represent the Owners Corporation in this matter in its entirety to avoid further hindrance, obstruction or refusal by the Owner of Lot 105 to access the lot safely and without hazard, to complete the works.

8. Engagement of a Solicitor to Act on behalf of the Owners Corporation in relation to Application for an Order under Section 145 to Enter Lot 105 to carry out works

That the Executive Committee decides on behalf of the Owners Corporation to engage J.S. Mueller and Co. Solicitors or Grace Lawyers to act on their behalf in respect to the Application for an Order under Section 145 against the owner of Lot 105 in accordance with the cost agreements annexed to this agenda.

9. Application from Sutherland Shire Council for Approval to Install Aerial to Roof of Building to support wireless network of CCTV Cameras to Receive and Transmit images for Improved Security Amongst the Cronulla Community

That the application from Sutherland Shire Council to install an aerial to the roof of the building to support a wireless network of CCTV Cameras in the Cronulla area be discussed and appropriate action determined.

10. Application for a Fine against Lot 74 (Apartment C46) for Breach of Notice to Comply

That an Application for a Fine be made to the Consumer, Trader and Tenancy Tribunal (CTTT) against the occupant of Lot 74 (Apartment C45) Mr Charlie Napoletano for continuing to park his vehicle on common property without approval from the Owners Corporation in breach of the Notice to Comply issued on the 5th January 2010.

11. Notice to Comply

That a notice to comply be issued to the following persons/lots:

- That a notice to comply be issued to the lessee of Lot 12 (Zink Bar) for continual breaches of by-law 2 in relation to parking vehicles on common property without the approval of the owners corporation.
- That a notice to comply be issued to the lessee of Lot 4 (Splash Restaurant) for breach of by-laws 37.1 and 37.2 for tampering with the common door lock and alarm to the common security door at the end of the restaurant tunnel on 9 December 2010.
- That a notice to comply be issued to the lessee of Lot 5 (Bella Costa) for breach of by-laws 37.1 and 37.2 for tampering with the common door lock to the common security door at the end of the restaurant tunnel.
- That a notice to comply be issued to the owner of Lot 73 (Apartment C45) Ms Marcelle Mary Therese Pearson for breach of by-law 32.1 for continually parking her vehicle on common property without approval from the Owners Corporation.

12. Informal Meeting with Restaurateurs

That a date for the informal meeting with the Restaurateurs be confirmed to discuss by-laws.

13. Executive Committee Meeting

That a date for the next Executive Committee meeting be confirmed.

DATED 15 December 2010

……
STRATA TITLE MANAGEMENT SYDNEY