NOTICE OF EXECUTIVE COMMITTEE MEETING

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

Thursday, 4 March 2010 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 EC reviews the status of the painting of the building by TOR.
b) That the report from Premier Contract Cleaning Pty Ltd be tabled and discussed.
c) That the EC discuss the progress in identifying the cause of the leaks in apartment C76.
d) That the EC be updated on the status of the Department of Fair Trading Inspections of the tiling of the C77 balcony.
e) That the EC be updated on the status of the repair of the various leaks from and within the Plant Room.
f) That the EC discuss the present air conditioning service arrangements by Endeavour Air Conditioning for the upper Tower floors.
g) That the EC discuss the findings of Ben McDonell of McDonell Somers & Partners regarding cracked tiles and subsidence outside Zink R2, the crack in the wall of the Tower pool tunnel and the instability of the pool area slab.
h) That the EC discuss the Foxtel agreement and the service supplier contract.
i) That the EC request the owner of C18 to provide certification of the essential fire services within that unit following the recent renovation.
j) That the various rectification and maintenance works on the fire services be discussed and resolved.
k) That a possible supplier for the replacement glass shopfront for Stonefish S3 Lot 3 be decided from the submitted quotes.
l) That the regular maintenance of those parts of the commercial shopfronts being common property be discussed to avoid the unnecessary expense of full replacement.

3. Finance
a) That the Financial Statements and proposed budget for the ensuing year be tabled, with particular reference to expected repairs to be paid from the Sinking Fund. (Strata Manager)

4. House
a) That the EC review the performance of the current gardening contract holder Florascapes, and compare with quotations from other suppliers to be tabled at the meeting.
b) That the possibility of use by or in individual lots of the common property cleaning equipment be considered.
c) That following the request from C5, the hours of operation of the Tower fountain pump be considered with particular reference to noise levels.
d) That the EC be updated on the status of the Adjudication application lodged on behalf of the Owners Corporation requesting an order for the removal of the non-approved type awning installed on the balcony of

B18 as the owner has not complied with requests to have it modified to prevent it encroaching on common property, nor remove it.

e) To consider and, if thought fit, resolve that the Owners of Strata Plan 50785 are satisfied that the residents of C8 (Lot 36) are in breach of Special By-Law 32.1 Vehicles, as they park their vehicles on 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.

f) To consider and, if thought fit, resolve that the Owners of Strata Plan 50785 are satisfied that the residents of C12 (Lot 40) are in breach of Special By-Law 31.1 Noise, as their recent behaviour has affected the peaceful enjoyment of others in the building. The Strata Managing Agent is instructed to issue a Notice to Comply in accordance with Section 45 of the Strata Schemes Management Act 1996.

g) To consider and, if thought fit, resolve that the Owners of Strata Plan 50785 are satisfied that the residents of C12 (Lot 40) are in breach of Special By-Law 32.7 Behaviour of invitees, as their recent behaviour has affected the peaceful enjoyment of others in the building. The Strata Managing Agent is instructed to issue a Notice to Comply in accordance with Section 45 of the Strata Schemes Management Act 1996.

h) To consider and, if thought fit, resolve that the Owners of Strata Plan 50785 are satisfied that the residents of C12 (Lot 40) are in breach of Special By-Law 32.8 Depositing Rubbish on Common Property, as they discarded material from their balcony and dirtied the fountain. The Strata Managing Agent is instructed to issue a Notice to Comply in accordance with Section 45 of the Strata Schemes Management Act 1996.

i) To consider and, if thought fit, resolve that the Owners of Strata Plan 50785 are satisfied that the residents of C12 (Lot 40) are in breach of the Notice to Comply with Special By-Law 32.1 Vehicles, as they are continuing to park unwelcome vehicles on common property. The Strata Managing Agent is instructed to apply for mediation and/or an order in accordance with Section 45 of the Strata Schemes Management Act 1996.

5. Restaurants

a) That the EC be updated on the status of the Adjudication application lodged with the CTTT regarding the lift tower/pergola repairs and repainting.

b) That the EC discuss the proposal lodged by the proprietor of Hogsbreath for the upgrade of the restaurant, and determine the nature of approval to be given.

c) To consider and, if thought fit, resolve that the Owners of Strata Plan 50785 are satisfied that the occupants of Shop 1 (Lot 5) , Bella Costa – Italian Restaurant and Mr Paul Walter and Ms Lynn Walters are in breach of Special By-Law 32.1 Vehicles, as they or their staff park vehicles on 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 affixing the Common Seal to an application prepared by a planning consultant on behalf of the operator of Opah R3 (Lot 21) with the cooperation or knowledge of some other restaurant operators, for information from Sutherland Shire Council on the original car park planning approvals.

e) That the implications of the POPE (Place of Public Entertainment) legislation be discussed as more than one restaurant has recently attempted to present live music.

f) To discuss the necessity of regular receipt of service reports of kitchen ventilation from all commercial lots.

g) To discuss the overdue painting required of the ventilation ductwork of all the commercial lots.

h) That door closers be fitted to the rear kitchen doors of Bella Costa S1, Splash S2, Stonefish S3, and Drop In S4 to assist the compliance of operators with Special By-Law 37.2 Closing Doors.

i) That the need for regular servicing of the various doors and hardware of the commercial glass frontages be discussed, with view to avoiding the high cost of replacement because of neglect.

j) That the application from the owner of Lot 21 and operator of Opah R3 for extension of their exclusive use area be discussed.

k) That the use of the common property area under the Opah stairs and the damage resulting from the garbage collection by Pioneer Waste be discussed.

l) That the mediation agreement dated February 10 2009 with Bella Costa operator be discussed and resolved.

6. Security

a) That the EC consider a proposal from A8 regarding cost of the grey security keys.

b) That an update on the recent work of the security access system be provided.

c) That the modification be discussed of the car park exit door to the A Block East Foyer by either fitting of a magnetic fire release as on the two other northern exits from B2, or removal of the long standing requirement for the lowrise key when entering the car park from the stairs.

d) That the operation of the DOTL (Door Open Too Long) alarm on the Peryman Square door be discussed.

e) That the next stage of works including security camera replacements and camera additions, including some already provided for with cabling, be considered.

7. General Business

a) That the EC review the amended STM Sydney contract circulated prior to the meeting.

b) That the draft revision of Special By-laws be presented to the meeting for discussion.

c) That the date for the Annual General Meeting be confirmed as Wednesday, 14 April 2010 at 7:00pm in the BBQ area.

Date: Monday, 22 February 2010