**Print date:**
Thursday, 29 April 2010

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

Our Ref**: MP: SP50785: EC Meeting Agenda 7 May 2010**

# NOTICE OF EXECUTIVE COMMITTEE MEETING

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

Friday, 7 May 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 discusses the course of action regarding the C77 scratched glass panels.
**d)** That the EC discusses the recent claim for water damaged parquet flooring in C77.
**e)** Regarding the substandard tiling of the C77 balcony, that the EC discusses the legal advice provided by JS Mueller & Co (circulated to all owners) in relation to the feasibility of taking legal action against Mr Barry Bulmer of Mosaic Tile Company, the subcontractor he engaged, and/or previous EC Office Bearers Mr Denis Solari and Mr Geoff Bursill.
**f)** That the EC discusses quotations provided by Strathclyde Building Services for the retiling of the balconies of C76 and C77. (Quotations to be tabled at the meeting).
**g)** That the EC discusses the recent assessment of the plant room noise by acoustic engineers and determines what action may be required.
**h)** That the EC discusses the recent performance of Endeavour Air Conditioning and determines whether the existing maintenance agreement with Endeavour Air Conditioning should be terminated and another mechanical services contractor chosen from the quotations received.
**i)** That the EC discusses the fire service provider quotations provided by STM Sydney and resolve to accept one of the quotations for the ensuing year.
**j)** That the EC discuss the recent structural repair of the tiled slab outside Lift 3 near Zink Bar.
**k)** That the EC reviews the additional quotes received for the rectification of the blue tiles at the driveway entrance using stenciled concrete.
**l)** That the Executive Committee reviews the operation of the Tower foyer door and discusses the letter received from the owners of C5.

**3. Finance**
**a)** That the Financial Statements for the period ending 31 March 2010 be reviewed.
**b)** That the present system of bill payment be reviewed to ensure that invoices are paid promptly after approval thereby avoiding overdue notices.

**4. House**
**a)** That the status of the Garden upgrade and maintenance by Florascapes be discussed.
**b)** That the EC discusses the recent Adjudication ruling on the B18 awning, and determine what further action may be required.
**c)** That the recent incidents of parking by residents on common property be discussed.

**5. Restaurants**
**a)** That the status of the various restaurant exhausts be discussed, with particular reference to condition and emissions.
**b)** That the EC discusses the frequent breaches of exclusive use area by Zink Bar (R2 Lot 12).
**c)** That the EC discusses the continued breaches of exclusive use area by Opah (R3 Lot 21), noting that an application for an extension of exclusive use area was earlier received and discussed, but must be put in a form suitable for approval by a General Meeting before submission to Sutherland Shire Council.
**d)** That the recent change of DA by Opah (R3 Lot 21) to permit live music be discussed, noting that it was approved without any reference to the OC.
**e)** That the renovation work underway by Hogsbreath (R1 Lot 1) be discussed.
**f)** That the EC discusses the recent renovations made in Zink Bar (R2 Lot 12) and determine best course of action to be taken in relation to works undertaken without request made for OC approval:
   **1.** color scheme of common property pillars that were painted charcoal
   **2.** several signs installed
   **3.** fence/screen of under stair area
**g)** That the repeated damage to the glass panel by Pioneer Waste Management be discussed.

**6. Security**
**a)** That the EC discusses the access required to common property areas by its members.
**b)** That the EC discusses and the arrangements for issuing keys to contractors attending site, and those keys presently out on issue to contractors.
**c)** That an update on the security works be received.

**7. General Business**
**a)** That the Executive Committee review the frequency of its meetings.

Date: Thursday, 29 April 2010

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**STRATA TITLE MANAGEMENT SYDNEY**