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 Wednesday, 23 February 2011 at 7.00pm 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 21 December 2010 be confirmed as a true and accurate account of the proceedings at that meeting.

2. Matters Arising from Previous Minutes

That updates on matters arising from the previous committee meeting be discussed including:

- Execution of strata managing agency agreement
- Painting of exhaust systems to commercial lots
- Application from Sutherland Shire Council for Aerial to Roof to support wireless relay for CCTV cameras
- Notices to Comply issued to Lots 4, 5 and 73
- Informal meeting with restaurant owners and operators
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3. Building Managers Report

That the report from Premier Contract Cleaning Pty Ltd including exterior painting progress be tabled.

4. Building

That the report be tabled on the findings by Chris Mo'ane of Integrated Building Consultancy in relation to the following outstanding building matters:

a) C76 & C77 Balcony retiling
a) Water Seepage to A Block stairs
b) Garden bed (north side of pool) membrane failure
c) C64 water ingress
d) C69 water ingress
e) C17 water ingress
f) Deterioration of the R3 Opah Lift Tower Structure
g) Subsidence of tiles outside R2 Zink

5. Financial Statements

That the Financial Statements dated 31 January 2011 be reviewed and adopted.

6. Commercial

That it be considered, and if thought fit, notices to comply be issued to the following persons/lots:

- That a notice to comply be issued to the lessee of R2 Lot 12 (Zink Bar) for Special By-law 32.1 Vehicles, in relation to ongoing parking and obstruction of common property without the approval of the owners corporation. [*NB This item is reappearing because a clerical error in the minutes of the previous meeting reported the resolution to issue the NTC under a non-existent By-law number.]*
- That a notice to comply be issued to the lessee of R2 Lot 12 (Zink Bar) for Special By-law 32.8 Depositing rubbish or other material on CP, in relation to the condition of the garbage area behind Lift 3 and the cleanliness of the exclusive use area and common property which is the responsibility of that Lot.
- That a notice to comply be issued to the lessee of S2 Lot 4 (Splash Bar) for Special By-law 32.8 Depositing rubbish or other material on CP, in relation to the condition of the common property tunnel walkway.
- That a notice to comply be issued to the lessee of S2 Lot 4 (Splash Bar) for Special By-law 37.2 Closing Doors.
- That a notice to comply be issued to the lessee of S1 Lot 5 (Bella Costa) for Special By-law 37.2 Closing Doors.
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7. **Executive Committee Representative to the Strata Manager**

That a Representative and Sub Representative of the Executive Committee be elected as the main point of contact to liaise direct with the strata manager.

8. Executive Committee Meeting

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

DATED 17 February 2011

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STRATA TITLE MANAGEMENT GROUP