STRATA TITLE MANAGEMENT
your strata care company

STM Sydney South
ABN: 43 119 655 762

PO Box 2727
Taren Point NSW 2229
t. (02) 9540 4199
f. (02) 9540 3943
e. sydney@stratatitle.com.au
www.stratatitle.com.au

50785 Agenda EC Meeting 111212

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, 11th December 2012 at 6.30pm**
In the office of Strata Title Management Sydney, Suite 1, 191-193 Taren Point Road, Taren Point

AGENDA

MOTION 1
Minutes

That the minutes of the previous Executive Committee Meeting held on 26th July 2012 be confirmed as a true and accurate account of the proceedings at that meeting.

MOTION 2
Financial Statements

That the financial statements for the period from 1st March 2012 to 30th November 2012 be reviewed.

MOTION 3
Building Manager's Report

That the Building Manager's report be tabled for review and appropriate action determined.

MOTION 4
Balcony Balustrading

A. That legal advice provided by J.S. Mueller & Co. Solicitors in relation to the balcony balustrades be reviewed and appropriate action determined.

B. That tenders obtained for the replacement of the balcony balustrading be reviewed and appropriate action determined.

MOTION 5
Building Works

A. That the Building Works Committee provides an update on the progress of the current building works.

B. That the proposed Buildsense contract extension for waterproofing works be discussed and resolved.

MOTION 6
By-Law Review

That an update on the by-law review be provided and any action determined.

MOTION 7
Lot 21 Dispute

A. To ratify the appointment of J.S. Mueller and Co. Solicitor to lodge the submission opposing the Application to the Tribunal submitted by Lot 21.

B. That the report and works specification for Lot 21 lift tower repair, including call for tenders to be discussed and resolved.

MOTION 8
Exterior Painting – Tradesmen on Rope

That the finalisation of the TOR painting contract be discussed and resolved.

MOTION 9
Correspondence

That the incoming correspondence received from the resident of Apartment C71 concerning a request to park their ambulance in the visitor car spaces be discussed and resolved.

MOTION 10
Projects Listing

That an update on the Projects Listing be provided and appropriate action determined.

MOTION 11
Restaurants

That the following matters concerning the commercial lots be discussed and resolved:

- Recent fire incident within Amodus Restaurant
- Returnable milk and bread crates
- Cleanliness
- Exclusive use areas
- Shop 4 (Alphabet Street) fit out
- Hogs breath exhaust report

MOTION 12
Section 45 Notices - Notice to Comply (NTC) with a By-Law

A. In accordance with Section 45 of the Strata Schemes Management Act 1996, that a Notice to Comply with a By-Law be served upon the occupants of **Lot 10 (A5)** for breach of special by-law 32.1 in relation to parking vehicles on common property without the approval of the owners corporation.

B. In accordance with Section 45 of the Strata Schemes Management Act 1996, that a Notice to Comply with a By-Law be served upon the occupants of **Lot 85 (C57)** for breach of special by-law 32.1 in relation to parking vehicles on common property without the approval of the owners corporation.

C. In accordance with Section 45 of the Strata Schemes Management Act 1996, that a Notice to Comply with a By-Law be served upon the occupants of **Lot 96 (C68)** for breach of special by-law 32.1 in relation to parking vehicles on common property without the approval of the owners corporation.

D. In accordance with Section 45 of the Strata Schemes Management Act 1996, that a Notice to Comply with a By-Law be served upon the occupants of **Lot 21 (Opah Restaurant)** for breach of special by-law 40 in relation to hanging an advertising banner on common property without the approval of the owners corporation.

MOTION 13
Next Executive Committee Meeting

That a date for the Executive Committee Meeting be confirmed.

DATED 30 November 2012



……
STRATA TITLE MANAGEMENT GROUP