STRATA TITLE MANAGEMENT
your strata care company

PO Box 2727
Taren Point NSW 2229

Suite 1, 191-193 Taren Point Road
Taren Point NSW 2229

Phone: 02 9540 4199
Fax: 02 9540 3943
www.stratatitle.com.au

50785 Agenda EC Meeting 260712

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 **Thursday, 26th July 2012 at 6.30pm**
In the office of Strata Title Management Sydney, Suite 1, 191-193 Taren Point Road, Taren Point

AGENDA

1. Minutes

That the minutes of the previous Executive Committee Meeting held on 19th April 2012 be confirmed as a true and accurate account of the proceedings at that meeting.

2. Financial Statements

That the financial statements for the period from 1st March 2012 to 13th July 2012 be reviewed.
To be tabled at the meeting.

3. Report on Compliance of Balustrading

To review the report from Integrated Building Consultancy concerning the balustrading to Block C within Strata Plan 50785 and that appropriate action be determined.

4. Internal Water Ingress Repairs

A. That the tender analysis from Integrated Consultancy Group regarding internal water ingress repairs be tabled and accepted.
B. That the Owners Corporation appoint BuildSense to carry out the internal water ingress repairs as noted in the scope of works prepared by Integrated Consultancy Group, ref: 2100709TD2 June 2012.
C. That Integrated Consultancy Group be appointed to Contracts Administrate the works as per their existing Contracts Administration fee proposal.

5. Concept Design Drawings

That the quotation provided by Elementree Drafting Services for the price of $6,336.00 Inclusive of GST be accepted for the preparation of concept design drawings of a new roof layout and coverings to the upper stair area and balconies adjacent to the Opah Restaurant.

6. Structural Drawings

That the quotation from Integrated Building Consultancy for the amount of $4,950.00 Inclusive of GST be accepted to carry out a full measure of the site and provide a full set of structural drawings and written specification so as to be used in the tendering and construction of the hoarding, protection and work platform over the stairs and the section of the restaurant patio that the stairs gives access to so as to bring about the safe dismantling of the glazed roof, continue the same level of rain protection to the stairs and to provide a working platform for the restitution of the area.

7. Building Manager's Report

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

8. Work Health and Safety

That the Initial Compliance Report received from Solutions In Engineering be tabled and the hazards identified be approved for rectification in order of risk level as per the Implementation Plan.

9. Extensive Review of the By-Laws

A. To meet with Adrian Mueller of J.S Mueller and Co to discuss and determine an accurate estimate of the costs involved for an extensive review and rewrite of the by-laws applicable to Strata Plan 50785; OR
B. To accept the estimated fee proposal from J S Mueller & Co Solicitors of between $5,500.00 and $11,000.00 to review and redraft a new set of by-laws applicable to Strata Plan 50785; OR
C. To accept the cost agreement of Grace Lawyers to review and redraft a new set of by-laws applicable to Strata Plan 50785 for the cost estimate of $6,325.00.

10. J.S Mueller and Co Letter and Recommendation Concerning Lot 21

A. To review and discuss the report prepared by J.S Mueller and Co. on the mediation session that occurred on the 6th June 2012;
B. To engage Adrian Mueller of J.S. Mueller and Co. to provide advice in relation to the document handed to him by Mr Conides after the session, and communicate any settlement offers as determined by the Executive Committee to the owner and his representative.
C. To determine a settlement offer concerning Lot 21 and provide instruction to J. S. Mueller & Co. Solicitors.

11. Breach of Special By-Law 33.10

That in accordance with the Initial Compliance Report and Special By-Law 33.10 Mats In Passageways, all residents to be notified that they have seven days to remove any mats on common property, after which time the Owners Corporation will arrange for its removal.

12. Next Executive Committee Meeting

That a date for the Executive Committee Meeting be confirmed.

DATED 10 July 2012



……

STRATA TITLE MANAGEMENT