STM | STRATA TITLE MANAGEMENT
your strata care company

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NOTICE OF EXECUTIVE COMMITTEE MEETING OF THE OWNERS CORPORATION

NOTICE OF BUSINESS to be dealt with at the
Executive Committee Meeting of the
Owners Corporation of **Strata Plan 50785**
To be held in the Offices of Strata Title Management located on Mezzanine Level of 191-193 Taren Point Road, Taren Point
on **Tuesday, 10 December 2013** commencing at **6.30pm**

AGENDA

MOTION 1
Minutes

That the minutes of the previous Executive Committee meetings held 10 September 2013 be confirmed as a true and accurate account of the proceedings of those meetings.

MOTION 2
Financial Statements

That the financial statements for the period 1 March 2013 to 28 November 2013 be reviewed and appropriate funding options concerning outstanding building works to be determined.

MOTION 3
Building Works Protocol

That the Executive Committee establishes an agreed protocol with respect to facilitating and coordinating building works at the complex.

MOTION 4
Building Manager's Report

That the Building Manager's report be tabled for review and that further action be determined in relation to the items tabled in the report.

MOTION 5
Balcony Railings

That an update be provided on the progress concerning balcony railing replacement options and to determine appropriate action to move forward with this matter.

MOTION 6
Building Works

A. That the Building Works Committee provide an update on the progress of the waterproofing works under the Buildsense Contract.
B. That variation 5 from Build Sense for additional works to C49 & C72 for cost of $9,500.00 Including GST be approved.

MOTION 7
Consumer, Trader & Tenancy Tribunal (CTTT) Orders

That an update on the CTTT proceedings involving Lot 21 be provided and to determine any required action.

MOTION 8
By-Law Review

That an update on the first draft of the by-laws be provided and any action determined.

MOTION 9
Restaurants

That any matters relating to the commercial lots be discussed and resolved.

MOTION 10
By-Law Breaches

That any alleged breach of by-laws or breach of Notice to Comply with a By-Law (Section 45 Notice) be discussed and appropriate action determined.

MOTION 11
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 96** (**Apartment C68**) for breach of special by-law 32.1 in relation to parking vehicles on common property without the approval of the owners corporation despite repeated requests.
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 96** (**Apartment C68**) for breach of Special By-law 37.2 in relation to keeping the garage door open despite repeated requests.

MOTION 12
Alphabet Street Proposal

That the proposal from the owners of Alphabet Street to level out their exclusive use area, including the installation of a step, with as close as possible matching tiles be reviewed and considered. (Proposal to be tabled at the meeting).

MOTION 13
Next Executive Committee Meeting

That the date, time and venue of the next Executive Committee Meeting be confirmed.



Nina Ashfield-Howell
Senior Strata Manager
STRATA TITLE MANAGEMENT (STM)
Dated: 28 November 2013