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 **Wednesday, 13th February 2013** commencing at **6.30pm**

AGENDA

MOTION 1
Minutes

That the minutes of the previous Executive Committee Meeting held on 11th December 2012 be confirmed as a true and accurate account of the proceedings at that meeting.

MOTION 2
Financial Statements & Proposed Budget

That the financial statements for the period 1 March 2012 to 1 February 2013 be reviewed and the proposed budget for the next financial year be confirmed.

MOTION 3
Building Manager's Report

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

MOTION 4
Balcony Balustrading

That the quotations to undertake the required modifications to the balustrading in order to make them compliant be reviewed and appropriate action determined.

MOTION 5
Building Works

A. That the Building Works Committee provides a progress update.
B. That the revised Buildsense contract and schedule of waterproofing works be discussed and any further action determined.

MOTION 6
By-Law Review

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

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

A. That the advice from J.S. Muller and Co. Solicitors on the outcome of the recent CTTT ruling concerning Lot 21 be reviewed.
B. To ratify the recent decision to accept the cost estimate of approximately $5,500 - $9,500 plus GST in legal costs to appeal the CTTT's recent orders concerning Lot 21.
C. To comply with the CTTT orders and considering accepting a quotation to carry out the rectification of the lift tower structure in accordance with the scope of works.

MOTION 8
Council Clean Up

That dates be requested from Sutherland Shire Council for their on-demand six monthly household rubbish collections.

MOTION 9
Restaurants

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

- Amodus kitchen exhaust fan replacement
- Restaurant rubbish disposal
- Exclusive use areas: To ratify the recent decision to reinstate the blue tape delimiting the exclusive use areas following the removal of the deteriorated tape, and decide course of action for continued breaches.

MOTION 10
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 2 (Shop 4) 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 2 (Shop 4) for breach of special by-law 32.8 in relation to depositing rubbish on common property.
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 87 (C59) for breach of special by-law 32.1 in relation to parking vehicles on common property without the approval of the owners corporation.

MOTION 11
Annual General Meeting

That the date, time and venue of the Annual General Meeting be confirmed.



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Nina Ashfield-Howell
Senior Strata Manager
STRATA TITLE MANAGEMENT (STM)
Dated: 1st February 2013