STM | 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

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, 18th June 2013** commencing at **6.30pm**

AGENDA

MOTION 1
Insurance Advice on Office Bearers Liability

That a Representative from Whitbread Insurance Brokers provide advice to the Executive Committee on who and what is covered under their Office Bearer's Liability Insurance Policy held with Strata Unit Underwriting Agencies.

MOTION 2
Resignations & Vacancies of Executive Committee Members

A. To confirm and accept any resignations of existing Executive Committee Members.
B. To fill any vacancies on the Executive Committee.

MOTION 3
Minutes

That the minutes of the previous Executive Committee Meeting held on 26th March 2013 be confirmed as a true and accurate account of the proceedings at that meeting.

MOTION 4
Financial Statements

That the financial statements for the period 1 March 2013 to 7th June 2013 be reviewed and appropriate funding options concerning outstanding building works to be determined.

MOTION 5
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 and the following works:

- **Fire Door Replacements** – A decision to be made on replacing the non compliant fire doors (Quotations to be tabled at the meeting).
- **Pool Fence Replacement** - A decision to be made on replacing the pool fencing (Quotations to be tabled at the meeting).
- **Pool Resurfacing** – A decision to be made on resurfacing options for the pool (Quotations to be tabled at the meeting).

MOTION 6
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 7
Building Works

A. That the Building Works Committee provides an update on the progress of the waterproofing works.
B. That Ian MacDonald provides an update on the progress of waterproofing works to Apartments C74 & C75.
C. That a decision be made on which apartments are to commence in the next stage of waterproofing works being undertaken by Buildsense and whether to bring any of the work forward.

MOTION 8
Consumer, Trader & Tenancy Tribunal (CTTT) Orders

A. That an update on the CTTT proceedings involving Lot 21 be provided.
B. That an update on the rectification of the lift tower structure in accordance with the scope of works be provided.

MOTION 9
By-Law Review

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

MOTION 10
Restaurants

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

MOTION 11
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 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 81 (Apt C53) for breach of special by-law 32.1 in relation to parking vehicle with registration BI14DQ 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 owner of Lot 11 (Apt A6) for breach of special by-law 32.1 in relation to parking vehicle with registration AO81PI on common property without the approval of the owners corporation.

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: 7th June 2013