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 September 2013** commencing at **6.30pm**

AGENDA

MOTION 1
Minutes

That the minutes of the previous Executive Committee meetings held 18 June 2013 be confirmed as a true and accurate account of the proceedings of those meetings.

MOTION 2
Vacancy on Executive Committee

That John Forrest be appointed to fill the vacancy on the Executive Committee, left as a result of the resignation by Sue Schembri.

MOTION 3
Financial Statements

That the financial statements for the period 1 March 2013 to 03 September 2013 be reviewed and appropriate funding options concerning outstanding building works to be determined.

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

That the Building Works Committee provides an update on the progress of the waterproofing works under the Buildsense Contract.

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
Application to CTTT against Lot 21

A. That an Application for Mediation at Fair Trading be lodged in an attempt to resolve the issue of Lot 21 failing to remove the discarded and unused air conditioning and associated equipment from the common property roof.

B. Should the mediation attempt fail, that an Application for an Order by an Adjudicator be lodged at the Consumer, Trader and Tenancy Tribunal (CTTT) for the owner of Lot 21 to arrange the removal of the discarded and unused air conditioning and associated equipment from the common property roof.

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 4** (**Shop 2 - Splash**) for breach of Special By-Law 1 by trading beyond their exclusive use boundary i.e. by placing chairs and tables associated with their business beyond the exclusive use lines of the lot on a daily basis despite a number of written requests and warnings.

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 12** (**Restaurant 2 - Zink**) for breach of Special By-Law 1 by trading beyond their exclusive use boundary i.e. by placing chairs and tables associated with their business beyond the exclusive use lines of the lot on a daily basis despite a number of written requests and warnings.

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 21** (**Restaurant 3 - Opah**) for breach of Special By-Law 1 by trading beyond their exclusive use boundary i.e. by placing chairs and tables associated with their business beyond the exclusive use lines of the lot on a daily basis despite a number of written requests and warnings.

MOTION 13
Renovation to Apartment C27

That the application received from the owner of Lot 55, Apartment C27 to replace the existing balcony tiles to Lot 55 with a tile that does not match the original in terms of appearance be approved or denied.

MOTION 14
Next Executive Committee Meeting

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



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Nina Ashfield-Howell
Senior Strata Manager
STRATA TITLE MANAGEMENT (STM)
Dated: 03 September 2013