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, 28 October 2014** commencing at **6.30pm**

AGENDA

MOTION 1
Lot 21 Opah Restaurant Awning Proposal

That the proposal concerning external awnings to Lot 21 be reviewed and considered. (Proposal to be tabled at the meeting).

MOTION 2
Minutes

That the minutes of the previous Executive Committee meetings held 29 July 2014 be confirmed as a true and accurate account of the proceedings of that meeting.

MOTION 3
Financial Statements

That the Financial Statements for the period 1 March 2014 to 21 October 2014 be reviewed.

MOTION 4
Balcony Railings

That an update on the progress of the balcony railing replacement project (managed by Davis Langdon) be provided and to determine any appropriate action.

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.

MOTION 6
Building Works Protocol

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

MOTION 7
FORENSIC ENGINEERING INVESTIGATION PROPOSAL

That the fee proposal submitted by Forensic Engineering Investigations dated 9 October 2014 be reviewed and considered for proposed structural and forensic engineering assistance at Cote d'Azur.

MOTION 8
Lift Tower Repairs Adjacent to Lot 21

That an update on the repairs to the Lift Tower adjacent to Lot 21 be provided and to determine if any further action is required.

MOTION 9
Quarterly Licence Fee under Special By-Law 42.5

A. That an update on the outcome of the meetings held between 3 representatives of the Commercial and 3 representatives of the Residential be provided concerning the licence fee under Special by-Law 42.5 and any other matters relating to the commercial lots.

B. That the current licence fees for the period 1 March 2014 to 31 May 2014 be waived.

C. That the current licence fees for the period 1 June 2014 to 31 August 2014 be waived.

D. That the current licence fees for the period 1 September 2014 to 30 November 2014 be waived.

MOTION 10
Restaurants

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

MOTION 11
By-Law Review

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

MOTION 12
Commercial Car Parking

That a decision be determined and implemented concerning the commercial car parking.

MOTION 13
By-Law Breaches

That any alleged breach of by-laws be discussed and appropriate action determined.

MOTION 14
Section 45 Notices - Notice to Comply (NTC) with a By-Law

A. That, in accordance with Section 45 of the Strata Schemes Management Act 1996, a Notice to Comply with a By-Law be served upon the occupants of **Lot 32** (**Apartment C4**) 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.

MOTION 15
PRIDE Update

That an update be provided by a Representative of the PRIDE volunteer group on recent and future projects.

MOTION 16
Next Executive Committee Meeting

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



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Nina Ashfield-Howell
Senior Strata Manager
STRATA TITLE MANAGEMENT (STM)
Dated: 21 October 2014