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, 12 March 2014** commencing at **6.30pm**

AGENDA

MOTION 1
Minutes

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

MOTION 2
Financial Statements

That the Annual Financial Statements for the period 1 March 2013 to 28 February 2014 be reviewed.

MOTION 3
Balcony Railings

That balcony railing replacement options and pricing be presented for consideration by the Executive Committee and to determine appropriate action.

MOTION 4
Proposed Budget

That the proposed budget and contributions for the financial year **1 March 2013 to 28 February 2014** be reviewed and finalised for consideration by the owners corporation at the forthcoming Annual General Meeting.

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
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 6 from Buildsense to finalise the works be approved and executed.
Note: This is mostly rebates for works which now will not be undertaken by Buildsense.

MOTION 8
Lot 21 Lift Tower CTTT Appeal Result

That an update on the CTTT appeal results involving Lot 21 be provided and that the structural engineers report from Jones Nicholson Consulting Engineers be tabled to determine appropriate course of action.

MOTION 9
Quarterly Licence Fee under Special By-Law 42.5

That the quarterly commercial licence fee of Special By-Law 42.5 be discussed and resolved, including correspondence received from Lot 1 owner Peter Dransfield.

MOTION 10
By-Law Review

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

MOTION 11
Restaurants

That any matters relating to the commercial lots be discussed and resolved including, but not limited to, the following:

A. Exhaust alteration to Alphabet Street without formal approval

B. Odours emitting from exhaust systems

MOTION 12
By-Law Breaches

That any alleged breach of by-laws be discussed and appropriate action determined including, but not limited to, the following:

A. Parking breaches

MOTION 13
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 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. 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 66** (**Apartment C38**) 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.

C. 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 96** (**Apartment C68**) for breach of special by-law 37.2 in relation to keeping the garage door open despite repeated requests.

MOTION 14
PRIDE Update

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

MOTION 15
Date, Time & Venue of Annual General Meeting

That the date, time and venue of the Annual General Meeting be determined, including any additional motions to be included on the agenda for that meeting.



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Nina Ashfield-Howell
Senior Strata Manager
STRATA TITLE MANAGEMENT (STM)
Dated: 5 March 2014