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NOTICE OF EXECUTIVE COMMITTEE MEETING OF THE OWNERS CORPORATION – SP50785

Take notice that the Executive Committee of the Owners Corporation of Strata Plan 50785 will convene its meeting immediately after the Annual General Meeting to be held in the BBQ Area at 1-3 McDonald Street, Cronulla on ***Tuesday, 21 April 2015****.*

AGENDA

MOTION 1
Minutes

That the minutes of the previous Executive Committee meeting held 20 January 2015 be confirmed as a true and accurate account of the proceedings at that meeting.

MOTION 2
Office Bearers

That the Executive Committee elect a Secretary, Treasurer and Chairperson.

MOTION 3
Appointed Representative & Substitute Representative

That the Executive Committee elects a representative and a substitute representative to be the nominated contact person(s) for the strata managing agent.

MOTION 4
Building Works Protocol

That the Executive Committee review and adopt the Building Works Protocol with respect to facilitating and coordinating building works at the complex.

MOTION 5
Quarterly Licence Fee under Special By-Law 42.5

That an update on the review of the quarterly commercial licence fee of Special By-Law 42.5 be discussed and appropriate action determined.

MOTION 6
By-Law Review

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

MOTION 7
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 2** for breach of Special By-Law 37.2 for failing to keep back doors closed except when in use for ingress and egress.

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 3** for breach of Special By-Law 37.2 for failing to keep back doors closed except when in use for ingress and egress.

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 4** for breach of Special By-Law 37.2 for failing to keep back doors closed except when in use for ingress and egress.

D. 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 5** for breach of Special By-Law 37.2 for failing to keep back doors closed except when in use for ingress and egress.

E. 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 5** for breach of Special By-Law 32.8 for smoking and discarding of cigarette butts in the garden bed opposite Lot 12.

F. 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 40** (**Apartment C12**) for breach of special by-law 32.1 in relation to parking vehicles on common property without the approval of the owners corporation previous requests.

G. 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 11** (**Apartment A6**) for breach of special by-law 32.1 in relation to parking vehicles on common property without the approval of the owners corporation previous requests.

MOTION 8
Application for External Awning – Lot 30 (Apt C2)

That the application submitted by David Oliver, owner of Lot 30 seeking owners corporation approval to install an external retractable awning to the patio of the lot be reviewed and appropriate action determined, including whether to share in half the cost as requested by the owner due to previously experienced water ingress issues .

MOTION 9
Next Executive Committee Meeting

That the date, time and venue of the next Executive Committees meeting be determined.



Nina Ashfield-Howell
STRATA TITLE MANAGEMENT
Dated: 10 April 2015