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MINUTES OF EXECUTIVE COMMITTEE MEETING OF THE OWNERS CORPORATION

MINUTES OF BUSINESS dealt with at the Executive Committee Meeting of the Owners Corporation of **Strata Plan 50785** held immediately after the Annual General meeting in Basement Level 1 at 1-3 McDonald Street, Cronulla on **Tuesday, 21 April 2015**.

PRESENT: S Jarvis (Lot 34), C Beebe (Lot 54), D De-Le-Garde (Lot 55), K O'Shea (Lot 56), S Carruthers (Lot 79), R Earle (Lots 90 & 96)

PROXIES: Nil

APOLOGIES: D Oliver

IN ATTENDANCE: John Stevens of PREMIER CONTRACT CLEANING PTY LTD
Nina Ashfield-Howell of STRATA TITLE MANAGEMENT

CHAIRPERSON: Nina Ashfield-Howell

There being a quorum present the chairman declared the meeting opened at 8.50pm.

MINUTES

MOTION 1
Minutes

RESOLVED 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

RESOLVED the position of office bearers (Secretary, Treasurer and Chairperson) for the ensuring year be as follows:

- **Chairperson**: Kevin O'Shea
- **Secretary**: Strata Title Management under delegated authority
- **Treasurer**: Kevin O'Sea (David Gourley Ex Officio member)

MOTION 3
Appointed Representative & Substitute Representative

RESOLVED that the Executive Committee elects Carey Beebe as Representative and Kevin O'Shea as Substitute Representative as the nominated contact persons for the strata managing agent.

MOTION 4
Building Works Protocol

It was noted that the Building Works Protocol is still in progress. Once finalized, the Building Works Protocol will be incorporated into the proposed new set of by-laws.

MOTION 5
Quarterly Licence Fee under Special By-Law 42.5

It was noted that Dunstan de Souza and Kevin O'Shea will be meeting with the commercial lot owners to discuss and review the terms of the quarterly commercial licence fee under Special By-Law 42.5.

MOTION 6
By-Law Review

It was noted that the revised version of the by-laws are still in progress.

MOTION 7
Section 45 Notices - Notice to Comply (NTC) with a By-Law

A. **RESOLVED** 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. **RESOLVED** 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. **RESOLVED** 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. **RESOLVED** 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. **RESOLVED** 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. **RESOLVED** 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. **RESOLVED** 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)

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 was reviewed. It was agreed that the request to share in half the cost be declined and instead, the nature of the water ingress be investigated.

In terms of the awning installation, Mr Oliver is to be requested to provide samples and diagrams of the proposed awning to the Executive Committee to allow them to make an informed decision.

It was further agreed that the new by-laws should provide for a by-law to cover the installation of awnings throughout the complex to ensure appropriate terms and conditions are established and enforceable upon the lot owners.

MOTION 9
Next Executive Committee Meeting

RESOLVED that the next Executive Committee Meeting be held on **Wednesday, 22 July 2015** in the Office of Strata Title Management commencing at 6.30pm.

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 9.10PM