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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, 20 January 2015** commencing at **6.30pm**

AGENDA

MOTION 1
Minutes

That the minutes of the previous Executive Committee meeting held 28 October 2014 be confirmed as a true and accurate account of the proceedings of that meeting.

MOTION 2
Financial Statements

a) That the Financial Statements for the period 1 March 2014 to 19 December 2014 be reviewed.

b) That consideration be given to transferring surplus Administration Funds to the Sinking Fund at the next AGM.

c) That an update on the 5 year Sinking Fund financial projections be provided.

MOTION 3
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 4
Building Manager's Report

That the Building Manager's report be tabled and that further action be determined.

MOTION 5
Building Works Protocol

That an update on the Building Works Protocol be received.

MOTION 6
Garden

That an update be provided on planned garden maintenance/upgrades.

MOTION 7
Restaurants

That any matters relating to the commercial lots be discussed and resolved, including establishment of a loading zone policy for commercial vehicles on B2.

MOTION 8
Quarterly Licence Fee under Special By-Law 42.5

A. That an update on the outcome of the meetings held between the commercial representatives and the EC be provided, especially concerning the licence fee under Special by-Law 42.5.
B. That the current licence fees for the period 1 December 2014 to 28 February 2015 be deferred.

MOTION 9
Lot 21 Opah Restaurant Awning Proposal

That consent be given to Lot 21 owner for them to make application to Sutherland Shire Council regarding the proposed awnings, with temporary erection permitted under deed with money held in trust.

MOTION 10
By-Law Review

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

MOTION 11
By-Law Breaches

That any alleged breach of by-laws (including but not limited to the number of permitted guests using the resort facilities) be discussed and appropriate action determined.

MOTION 12
Section 45 Notices - Notice to Comply (NTC) with a By-Law

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 continued parking of vehicles on common property without the approval of the owners corporation despite repeated requests to cease.

MOTION 13
PRIDE Update

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

MOTION 14
Date of Annual General Meeting and Next Executive Committee Meeting

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



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Nina Ashfield-Howell
Senior Strata Manager
STRATA TITLE MANAGEMENT (STM)
Dated: 12 January 2015