STM | STRATA TITLE MANAGEMENT
your strata care company

STM Sydney South
ABN: 43 119 655 762

PO Box 2727
Taren Point NSW 2229
t. (02) 9540 4199
f. (02) 9540 3943
e. sydney@stratatitle.com.au
www.stratatitle.com.au

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, 22 July 2015** commencing at **6.30pm**

AGENDA

MOTION 1
Minutes

That the minutes of the previous Executive Committee meetings held 21 April 2015 be confirmed as a true and accurate account of the proceedings of that meeting.

MOTION 2
Financial Statements

That the Financial Statements for the period 1 March 2015 to 15 July 2015 be reviewed.

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 reviewed and that further action be determined in relation to the items tabled in the report.

MOTION 5
Building Works Protocol

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

MOTION 6
Quarterly Licence Fee under Special By-Law 42.5

That an update be provided on the outcome of the meeting with the commercial lots concerning the terms of the quarterly commercial licence fee.

MOTION 7
By-Law Review

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

MOTION 8
By-Law Breaches

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

A. Breach of Section 45 Notice (Notice to Comply with a By-Law) issued on the occupants of Lot 5 (Alphabet Street) in relation to depositing rubbish (cigarette butts) on the common property and failing to stop staff from continuing to smoke outside the premises and discard their cigarette butts in the garden bed.

MOTION 9
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 4 (Splash) for breach of Special By-Law 32.8 for smoking and discarding of cigarette butts in the common area and failing to stop staff from continuing to smoke outside the premises and discard their cigarette butts in the garden bed.

MOTION 10
PRIDE Update

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

MOTION 11
Date of Next Executive Committee Meeting

That the date of the next Executive Committee Meeting be determined.



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Nina Ashfield-Howell
Senior Strata Manager
STRATA TITLE MANAGEMENT (STM)
Dated: 15 July 2015