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MINUTES OF EXECUTIVE COMMITTEE MEETING OF THE OWNERS CORPORATION – SP50785

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 the BBQ Area at 1-3 McDonald Street, Cronulla on **Monday, 11 April 2016**.

PRESENT: S Jarvis (Lot 34), D Oliver (Lot 30), M Bright (Lot 41), S Hansen (lot 72), S Carruthers (Lot 79)

PROXIES: Nil

APOLOGIES: C Beebe (Lot 54), K O'Shea (Lot 56), D Gourley (Lot 83)

IN ATTENDANCE: N Bayliss (Lot 86)
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 8.22pm.

MINUTES

MOTION 1
Minutes

RESOLVED that the minutes of the previous Executive Committee meeting held 10 February 2016 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**: STM under delegated authority
- **Treasurer**: David Gourley

MOTION 3
Appointed Representative & Substitute Representative

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

MOTION 4
Matters Arising from AGM and ECM

The following matters arising from the Annual General Meeting and the last Executive Committee Meeting were discussed and determined:

1. **Awning Applicaton from Lot 4, Shop 2** – The awning application from Lot 4, Shop 2 was reviewed and considered. It was **RESOLVED** to approve the awning replacement subject to the conditions outlined in the draft approval letter prepared by the Strata Managing Agent. It was further agreed that all commercial lot awnings must now match the colour of the Opah awning to ensure consistency and architectural uniformity.
2. **Awning Application from Lot 72, Apartment C44** – The application received from the owners of Lot 72, Apt C44 seeking retrospective approval for the external retractable awning they installed was considered. It was **RESOLVED** and agreed that this type of awning installation is in line with previous installations however will be the last of it's type to be approved as it was installed prior to the new awning by-law being passed at the 2016 Annual General Meeting. Future Awning Installation applications for units in the Tower Block (Block C) where they have a roof over the Balcony must be a Drop Down Style Awning.
3. **Garden Bed Upgrade** – The quotation from Florascapes dated 22 March 2016 to upgrade the garden bed located below the pool area for the amount of $7,500.00 inlcuding GST was considered. Sharyn Carruthers provided a detailed diagram of what plants are included in the quotation. It was noted that the budget approved at the AGM incorporated an allowance for such an upgrade and accordingly, it was **RESOLVED** and agreed that the quotation be accepted subject to plants being provided in accordance with the diagram.

MOTION 5
Commerical Lots

It was agreed that Sharyn Carruthers and Steve Jarvis meet again with the commercial lots on behalf of the owners corporation to attempt to negotiate a resolution of an acceptable quarterly amount for the exhaust/grease trap commerical licence fee payment. Once implemented it was agreed that the funds will be put aside to beautify/improve the commercial lot areas.

MOTION 6
MYBOS Building Management Software Proposal

It was noted that Building Manager has completed the majority of data entry however is yet to finalise the AssestsRegister. Steve Jarvis undertook to assist the Buidling Manager in gaining the information needed to be inserted into the system. Once finalised, all owners will be notified of the new system, its functions and how it operates.

MOTION 7
By-Law Breaches

It was noted that a number of owners had recently raised concerns over excessive noise emanating from Lot 105, allegedly the result of children playing on the timber floors and on mobile play equipment out on the balcony. **RESOLVED** that the Strata Managing Agent write to the owners of Lot 105 concerning this excessive noise which is allegedly disturbing the right of neighbouring residents to the peaceful enjoyment of their lots.

MOTION 8
PRIDE Update

Neville Bayliss, resentative of the PRIDE volunteer group provided an update confirming that the Pride Group completed the following tasks during the month of March 2016:

- Removal of rust sport on walls surrounding the drivewqay and outside walls of the Tower block
- Cleaned pavers in entrances and exists – McDonald and Gerrale Streets
- Cleaned gutters around nature strip
- Hosing
- Installed stainless steel bar base on some doors in spa/toilet area hoping giving the doors a few extra years life
- Fixed hinges on door in tunnel to Restaurant area
- Started cutting our rust in railings around courtyard

MOTION 9
Next Executive Committee Meeting

RESOLVED that informal Executive Committee gatherings be held on the first Wednesday of every month to discuss and progress any current matters. Michelle Bright kindly undertook to record notes of the informal gatherings.

RESOLVED that the next formal Executive Committee Meeting be held on **Wednesday, 6 July 2016** in the Office of Strata Title Management commencing at 6.30pm.

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