STRATA TITLE MANAGEMENT
your strata care company

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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
Strata Plan No 50785
To be held in the Office of Strata Title Management
Located **Mezzanine Level, 191-193 Taren Point Road, Taren Point** NSW 2229
On **Wednesday, 5 October 2016** commencing at **6.30pm**

PRELIMINARIES/AGENDA

1. Recording of members present personally or by proxy.
2. Recording of persons in attendance.
3. Recording of apologies.
4. Determination of quorum.
5. Determination of Motions 1 – 17

CONFIRMATION OF RECORDS

MOTION 1	***Minutes***

THAT the minutes of the previous Executive Committee Meeting held 6 July 2016 be confirmed as a true and accurate account of the proceedings at that meeting.

MATTERS ARISING FROM PREVIOUS MINUTES

MOTION 2	***Matters Arising from Previous Minutes***

THAT any matters arising from the previous minutes be discussed and appropriate action determined.

FINANCIAL MATTERS

MOTION 3	***Financial Statements***

THAT the financial statements of accounts for the period **01/03/2016 to 28/09/2016** be reviewed and adopted.

BALUSTRADING REPLACEMENT PROJECT

MOTION 4	***Replacement of 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.

BUILDING MANAGEMENT

MOTION 5	***Building Manager's Report***

THAT the Building Manager's report be reviewed and any further action be determined in relation to the items tabled in the report.

MOTION 6	***MYBOS Building Management Software***

THAT an update on the implementation of the MYBOS Building Management software be provided.

MOTION 7	***Proposed Pool Shade Works***

THAT the attached pool shading specifications supplied by Forensic Engineering Investigations be tabled and approved (subject to approval at a general meeting).

SAFETY COMPLIANCE

MOTION 8	***Work, Health and Safety Inspection***

THAT an action plan be implemented to resolve any Work, Health and Safety hazards identified during the recent safety compliance inspection of common areas.

MOTION 9	***Child Safety Window Restrictive Devices***

THAT an update on the installation of appropriate window restrictive devices be provided to ensure compliance with the new Child Window Safety Device legislation.

MOTION 10	***Fire Safety Fee Proposal***

THAT the attached fee proposal from Environet for the following works be considered and approved:

Part 1. Building Approvals/Certification/Services Review
Part 2. Tender Specification Documentation & Tender Services Regime
Part 3. Fire Safety Services Maintenance & AFSS Regime Management

COMMERICAL LICENCE FEE

MOTION 11	**Commercial Licence Fee**

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

APPLICATIONS

MOTION 12	***Applications for Renovations***

THAT any applications received relating to renovation works by individual owners be reviewed and appropriate approval/action determined.

BY-LAW COMPLIANCE

MOTION 13	***By-Laws***

THAT any alleged breach of by-laws be discussed and appropriate action determined.

MOTION 14	***Insurance Excess & Cost Recovery***

THAT the attached draft by-laws for insurance excess payment and cost recovery be considered and agreed to be added to the next General Meeting agenda.

MOTION 15	***Move In and Out Procedure***

THAT the current '*Move In and Out*' procedure be reviewed and refined.

PRIDE UPDATE

MOTION 16	***Pride Update***

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

NEXT EXECUTIVE COMMITTEE MEETING

MOTION 17	***Next Executive Committee Meeting***

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

STRATA TITLE MANAGEMENT

Dated: 5 July 2016