STM | 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 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, 10 February 2016** commencing at **6.30pm**

AGENDA

MOTION 1
Minutes

That the minutes of the previous Executive Committee meetings held 4 November 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 3 February 2016 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
Commerical Lots

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

B. That the following matters relating to the Restaurants be discussed and appropriate action determined:

1. B2 tarmac parking.
2. Garage electricity.
3. Decaying obsolete equipment on roof.
4. Smoking on common property.
5. Illicit fire hose usage, bin washing, and depositing of rubbish on common property.
6. Opah awning installation update & negotiations regarding commercial rental of occupied common property.
7. Signage including A-frames & banners 8. Rear kitchen doors.

MOTION 7
By-Law Review

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

MOTION 8
MYBOS Building Management Software Proposal

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

MOTION 9
By-Law Breaches

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

MOTION 10
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 2** (**South Swell**) 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 11
PRIDE Update

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

MOTION 12
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: 3 February 2016