STM | STRATA TITLE MANAGEMENT

your strata care company

NOTICE OF EXECUTIVE COMMITTEE MEETING

The Owners of Strata Plan 50785

Cote d 'Azur

1-3 McDonald Street, Cronulla

Meeting to be held on Wednesday, 6 July 2016

To be held in the Office of Strata Title Management

Mezzanine Level, 191-193 Taren Point Road, Taren Point NSW 2229

Commencing at 6.30pm

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, 6 July 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 – 15

CONFIRMATION OF RECORDS

MOTION 1	***Minutes***

THAT the minutes of the previous Executive Committee Meeting held 11 April 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 27/06/2016** 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.

SAFETY COMPLIANCE

MOTION 7	***Work, Health and Safety Inspection***

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

MOTION 8	***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.

COMMERICAL LICENCE FEE

MOTION 9	**Commerical 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 10	***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 11	***By-Laws***
THAT any alleged breach of by-laws 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 37.2 in relation to keeping their garage door wide open when not in use despite warning not to do so, which is jeopardising the security for neighbouring garages.	

MOTION 13	***Move In and Out Procedure***
THAT the current '*Move In and Out*' procedure be reviewed and refined.	

PRIDE UPDATE

MOTION 14	***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 15	***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