STRATA TITLE MANAGEMENT
your strata care company
ABN: 43 119 665 762
www.stratatitle.com.au

NOTICE OF STRATA COMMITTEE MEETING OF THE OWNERS CORPORATION - 50785

NOTICE OF BUSINESS to be dealt with at the Strata Committee Meeting
Of the Owners-Strata Plan 50785
To be held on Tuesday, 18th April 2017
In The BBQ Area, 1-3 McDonald Street, Cronulla
Commencing immediately after the Annual General Meeting

PRELIMINARIES

1. Recording of members and other persons present.
2. Recording of apologies.
3. Announcement of persons entitled to vote.
4. Determination of quorum.
5. Determination of Motions 1 - 14

MOTION 1	***Minutes***
THAT the minutes of the previous Strata Committee meeting be confirmed as a true and accurate account of the proceedings at that meeting.	
Explanatory Note: This motion refers to accepting the minutes of the last strata committee meeting, a copy of which is included in the meeting notice.	

MOTION 2	***Office Bearers***
THAT the Strata Committee elect a Secretary, Treasurer and Chairperson.	
Explanatory Note: This motion is to select office bearer position for the ensuring year.	

MOTION 3	***Appointing contact point and substitute contact point***
THAT the Strata Committee appoints a main representative and a substitute representative of the Strata Committee to liaise with the strata manager and be the strata scheme's main contact point.	
Explanatory Note : This will ensure that the correct instructions of the strata committee are received by the strata managing agent which will avoid any miscommunication given by multiple members	

MOTION 4	***Repairs and Maintenance***
THAT the Strata Committee review any items of repair and maintenance needing attention and provide instructions.	
Explanatory Note: This motion is to determine whether items of repair and maintenance are needed in relation to common property areas within the complex.	

MOTION 5	***By-Law Compliance (Lot 74 – Parking)***

a) THAT the Strata Committee is satisfied that the occupant of lot 74 (Unit C46) has contravened special by-law 32.1 registered with Strata Plan 50785 for repeatedly parking on common property despite requests not to do so; AND

The Strata Committee instructs STM to issue a Notice to Comply with a By-Law pursuant to Section 146 of the Strata Schemes Management Act 2015 to the occupant of Lot 74 seeking compliance with the strata schemes' by laws, in particular, by law 32.1

b) THAT should the occupant of Lot 74 continue to contravene special by-law 32.1 the Strata Committee authorise STM the power to apply to NCAT after having been served the Notice to Comply.

MOTION 6	***By-Law Compliance (Lot 3 – Obstructing Common Property)***

a) THAT the Strata Committee is satisfied that the occupant of lot 3 has contravened special by-law 32.2 registered with Strata Plan 50785 for depositing rubbish on common property including obstructing fire exits with trolleys, bins and other materials; AND

The Strata Committee instructs STM to issue a Notice to Comply with a By-Law pursuant to Section 146 of the Strata Schemes Management Act 2015 to the Occupant and Owner of Lot 3 seeking compliance with the strata scheme's by laws, in particular, by law 32.2.

b) THAT should the occupant of Lot 3 continue to contravene special by-law 32.2 the Strata Committee authorise STM the power to apply to NCAT after having been served the Notice to Comply.

MOTION 7	***By-Law Compliance (Lot 4 – Obstructing Common Property)***

a) THAT the Strata Committee is satisfied that the occupant of lot 4 has contravened special by-law 32.2 registered with Strata Plan 50785 for depositing rubbish on common property including obstructing fire exits with trolleys, bins and other materials.

The Strata Committee instructs STM to issue a Notice to Comply with a By-Law pursuant to Section 146 of the Strata Schemes Management Act 2015 to the Occupant and Owner of Lot 4 seeking compliance with the strata scheme's by laws, in particular, by law 32.2.

b) THAT should the occupant of Lot 4 continue to contravene special by-law 32.2 the Strata Committee authorise STM the power to apply to NCAT after having been served the Notice to Comply.

MOTION 8	***By-Law Compliance (Lot 5 – Obstructing Common Property)***

a) THAT the Strata Committee is satisfied that the occupant of lot 5 has contravened special by-law 32.2 registered with Strata Plan 50785 for depositing rubbish on common property including obstructing fire exits with trolleys, bins and other materials; AND

The Strata Committee instructs STM to issue a Notice to Comply with a By-Law pursuant to Section 146 of the Strata Schemes Management Act 2015 to the Occupant and Owner of Lot 5 seeking compliance with the strata scheme's by laws, in particular, by law 32.2.

b) THAT should the occupant of Lot 5 continue to contravene special by-law 32.2 the Strata Committee authorise STM the power to apply to NCAT after having been served the Notice to Comply.

MOTION 9	***By-Law Compliance (Lot 5 - Cleaning of Filters & Ducting)***

a) THAT the Strata Committee is satisfied that the occupant of lot 5 has contravened special by-law 42.5 registered with Strata Plan 50785 for failure to clean and maintain kitchen filtration and exhaust duct; AND

The Strata Committee instructs STM to issue a Notice to Comply with a By-Law pursuant to Section 146 of the Strata Schemes Management Act 2015 to the Occupant and owner of Lot 5 seeking compliance with the strata scheme's by laws, in particular, by law 42.5

b) THAT should the occupant of Lot 5 continue to contravene special by-law 42.5 the Strata Committee authorise STM the power to apply to NCAT after having been served the Notice to Comply.

MOTION 10	***By-Law Compliance (Lot 4 - Cleaning of Filters & Ducting)***

a) THAT the Strata Committee is satisfied that the occupant of lot 4 has contravened special by-law 42.5 registered with Strata Plan 50785 for failure to clean and maintain kitchen filtration and exhaust duct; AND

The Strata Committee instructs STM to issue a Notice to Comply with a By-Law pursuant to Section 146 of the Strata Schemes Management Act 2015 to the Occupant and owner of Lot 4 seeking compliance with the strata scheme's by laws, in particular, by law 42.5

b) THAT should the occupant of Lot 4 continue to contravene special by-law 42.5 the Strata Committee authorise STM the power to apply to NCAT after having been served the Notice to Comply.

MOTION 11	***By-Law Compliance (Lot 3 - Cleaning of Filters & Ducting)***

a) THAT the Strata Committee is satisfied that the occupant of lot 3 has contravened special by-law 42.5 registered with Strata Plan 50785 for failure to clean and maintain kitchen filtration and exhaust duct; AND

The Strata Committee instructs STM to issue a Notice to Comply with a By-Law pursuant to Section 146 of the Strata Schemes Management Act 2015 to the Occupant and owner of Lot 3 seeking compliance with the strata scheme's by laws, in particular, by law 42.5

b) THAT should the occupant of Lot 3 continue to contravene special by-law 42.5 the Strata Committee authorise STM the power to apply to NCAT after having been served the Notice to Comply.

MOTION 12	***By-Law Compliance (Lot 12 - Cleaning of Filters & Ducting)***

a) THAT the Strata Committee is satisfied that the occupant of lot 12 has contravened special by-law 42.5 registered with Strata Plan 50785 for failure to clean and maintain kitchen filtration and exhaust duct.

The Strata Committee instructs STM to issue a Notice to Comply with a By-Law pursuant to Section 146 of the Strata Schemes Management Act 2015 to the Occupant and owner of Lot 12 seeking compliance with the strata scheme's by laws, in particular, by law 42.5

b) THAT should the occupant of Lot 5 continue to contravene special by-law 42.5 the Strata Committee authorise STM the power to apply to NCAT after having been served the Notice to Comply.

MOTION 13	***Air Con Approval – Lot 58***

That The Strata Committee consider and approve the enclosed Air – Conditioning application from the owner of lot 58 in accordance with the 'Minor Renovations' by-law (subject to the by-law being approved at the 2017 Annual General Meeting

MOTION 14	***Air Con Approval – Lot 38***

That The Strata Committee consider and approve the Air – Conditioning application from the owner of lot 38 (to be circulated prior to the meeting) in accordance with the 'Minor Renovations' by-law (subject to the by-law being approved at the 2017 Annual General Meeting



Daniel Goodwin

STRATA TITLE MANAGEMENT

Dated: 4th April 2017