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MINUTES OF
EXTRAORDINARY GENERAL MEETING

THE OWNERS – STRATA PLAN 50785
AT 1-3 MCDONALD STREET, CRONULLA

Cote d 'Azur

Date:	**Wednesday 15th November 2017**
Time:	**6.30PM**
Venue:	**The BBQ Area, 1-3 McDonald Street, Cronulla**

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MINUTES OF EXTRAORDINARY GENERAL MEETING OF THE OWNERS CORPORATION – SP50785

MINUTES OF BUSINESS dealt with at the Extraordinary General Meeting of the Owners-Strata Plan No 50785
Held on Wednesday 15th November 2017
In The BBQ Area, 1-3 McDonald Street, Cronulla
Commencing at 6.30pm

PRESENT:	K Mystriotis (Lot 2), S Trovato (Lot 4), T.N.H.A Enterprises Company Nominee T Kondevski (Lot 5), M Peoples (Lot 9), C Knowles (Lot 15), R McCubbin (Lot 17), C Opperman (Lot 31), P Dobson (Lot 35), G Garvan (Lot 37) M Wynn (Lot 39), M Bright (Lot 41), J Riordan (Lot 50), C Lock (Lot 51), B Salisbury (Lot 52), A & P Liu (Lot 53), C Beebe (Lot 54), D De-La-Garde (Lot 55), K O'Shea (Lot 56), C Thomson (Lot 59), E Thompson (Lot 67), W Hoddinott (Lot 70), J Wassermeyer (Lot 71), M Pearson (Lot 73), S Carruthers (Lot 79), N Bayliss (Lot 86), Dr J Farlow (Lot 91), W Coventry (Lot 92), B Crewes (Lot 99), C Adams (Lot 102), A & L Duncan (Lot 103)
PRESENT BY PROXY:	D Oliver (Lot 30) Proxy to C Opperman F Seddon (Lot 60) Proxy to S Carruthers A Thompson (Lot 63) Proxy to S Carruthers R Gower (Lot 64, 68, 80) Proxy to C Beebe P Gower (Lot 76) Proxy to C Beebe D & L Gourley (Lot 83) Proxy to C Beebe E McDonald (Lot 97) Proxy to I McDonald E Korbel (Lot 104) Proxy to K O'Shea A Hansen (Lot 72) Proxy to S Hansen - invalid
APOLOGIES:	Nil
IN ATTENDANCE	L Barclay (Lot 55) Daniel Goodwin reperesenting Strata Title Management Lauren Spink representing Strata Title Management John Stevens (Premier Contract Cleaning)
CHAIRPERSON:	Daniel Goodwin under delegated authority

THERE BEING A QUORUM PRESENT THE CHAIRMAN DECLARED THE MEETING OPEN AT 6.30PM

CONFIRMATION OF RECORDS

MOTION 1	Minutes	Ordinary Resolution

RESOLVED that the minutes of the previous General Meeting be confirmed as a true and accurate account of the proceedings at that meeting.

REVIEW OF BY-LAWS

MOTION 2	By-Laws	Ordinary Resolution

THAT the Owners Corporation review their existing by-laws in accordance with Schedule 3, Clause 4 of the Strata Schemes Management Act 2015 (NSW).

MOTION WITHDRAWN

NEW SUGGESTED BY-LAWS

MOTION 3	Special By-law 101 — Use and Occupation of Lots	Special Resolution

SPECIALLY RESOLVED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 101 — Use and Occupation of Lots** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 4	Special By-law 102 — Noise	Special Resolution

SPECIALLY RESOLVED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 102 — Noise** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 5	Special By-law 103 — Animals	Special Resolution

DEFEATED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 103 — Animals** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

The motion was defeated due to a procedural error and a motion to reconsider will be presented at the next general meeting.

MOTION 6	**Special By-law 104 — Behaviour**	***Special Resolution***

SPECIALLY RESOLVED the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 104 — Behaviour** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 7	**Special By-law 105 — Substance use**	***Special Resolution***

SPECIALLY RESOLVED that The Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 105 — Substance use** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 8	**Special By-law 106 — Lawns & Plants**	***Special Resolution***

SPECIALLY RESOLVED that The Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 106 — Lawns & Plants** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 9	**Special By-law 107 — Common Property Damage**	***Special Resolution***

SPECIALLY RESOLVED that The Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 107 — Common Property Damage** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 10	**Special By-law 108 — Garbage & recycling**	***Special Resolution***

SPECIALLY RESOLVED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the Strata Schemes Management Act 2015 THAT an additional by-law be made, **Special By-law 108 — Garbage & recycling** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 3981
UNIT ENTITLEMENT AGAINST: 75
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 11	**Special By-law 109 — Vehicles & Garages**	***Special Resolution***

SPECIALLY RESOLVED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 109 — Vehicles & Garages** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 3981
UNIT ENTITLEMENT AGAINST: 75
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 12	**Special By-law 110— Security**	***Special Resolution***

SPECIALLY RESOLVED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 110— Security** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 13	**Special By-law 111 — Fire safety**	***Special Resolution***

SPECIALLY RESOLVED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 111 — Fire safety** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 14	**Special By-law 112 — Residential Resort Area**	***Special Resolution***

SPECIALLY RESOLVED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 112 — Residential Resort Area** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 3870
UNIT ENTITLEMENT AGAINST: 186
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

It was noted that the Owner of Lot 86 requested an amendment. It was not resolved that an amendment be put to the motion.

MOTION 15	**Special By-law 113 — Signage**	***Special Resolution***

SPECIALLY RESOLVED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 113 — Signage** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 16	**Special By-law 114 — Movement of furniture**	***Special Resolution***

SPECIALLY RESOLVED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 114 — Movement of furniture** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 17	**Special By-law 115 — Renovations**	***Special Resolution***

SPECIALLY RESOLVED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 115 — Renovations** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 18	**Special By-law 116 — Insurance**	***Special Resolution***

SPECIALLY RESOLVED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 116 — Insurance** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 19	**Special By-law 117 — Proxies**	***Special Resolution***

SPECIALLY RESOLVED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 117 — Proxies** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 20	**Special By-law 118 — Rules**	***Special Resolution***

SPECIALLY RESOLVED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 118 — Rules** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 21	**Special By-law 119 — Right to remedy & Cost recovery**	***Special Resolution***

SPECIALLY RESOLVED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 119 — Right to remedy & Cost recovery** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 22	**Special By-law 120 — Requirements for Commercial Lots**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 120 — Requirements for Commercial Lots** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

MOTION WITHDRAWN due to a lack of consent from some commercial owners.

MOTION 23	**Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment**	***Special Resolution***

That the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

An amendment was tabled from the owner of Lot 54 to include the addition of Special By-Law 27 to the list of by-laws NOT to be repealed in Special by-law 121 as the Lot in question is in the process of change of ownership, and no communication or consent had been received from the new Lot owner.

> d) Special By-law 2 [sic] — Glazing Works Lot 21
> Granting special rights over CP to the owner of Commercial Lot 21 to install, maintain and use CP occupied by glazing works and to install and maintain an exhaust system adjacent to that Lot (September 30 2003: AA96463P).

RESOLVED that the amendment be accepted.

SPECIALLY RESOLVED That the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 24	**Special By-law 122 — Previous Major Work undertaken in various defined Residential Lots**	***Special Resolution***

SPECIALLY RESOLVED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 122 — Previous Major Work in various defined Residential Lots** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 25	**Special By-law 123 — Lot 37 (Unit C9) Major Work**	***Special Resolution***

SPECIALLY RESOLVED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 123 — Lot 37 (Unit C9) Major Work** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

MOTION 26	**Special By-law 124 — Lot 45 (Unit C17) Major Work**	***Special Resolution***

SPECIALLY RESOLVED that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 124 — Lot 45 (Unit C17) Major Work** on *the terms following the minutes* of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

UNIT ENTITLEMENT FOR: 4056
UNIT ENTITLEMENT AGAINST: 0
UNIT ENTITLEMENT ABSTAINED: 0
MOTION CARRIED

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 7.50PM



Daniel Goodwin

STRATA TITLE MANAGEMENT

Dated: 17 November 2017