STRATA TITLE MANAGEMENT
your strata care company
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www.stratatitle.com.au

NOTICE OF STRATA COMMITTEE MEETING OF THE OWNERS CORPORATION

NOTICE OF BUSINESS to be dealt with at the Strata Committee Meeting of the Owners-**Strata Plan No 50785**
To be held in the Office of Strata Title Management
On **Wednesday 18th January 2017** 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 5th October 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.

MOTION 3	***FINANCIAL STATEMENTS***	***ACTION:***

THAT the Financial Statements for the period **01/03/2016 to 31/12/2016** be reviewed.

MOTION 4	***ARREARS REPORT***	**ACTION:**

a) THAT the current aged arrears list be tabled and the Strata Committee determine any necessary debt recovery action.

b) THAT the Email from the owner of Lot 55 (dated 5th January 2017) concerning the additional costs payable by the owner for the replacement of the fire door to the lot be tabled and appropriate action be decided.

BALUSTRADING REPLACEMENT PROJECT

MOTION 5	***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 6	***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.

APPLICATIONS

MOTION 7	***Applications for Renovations***

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

MOTION 8	***BYLAW COMPLIANCE (Lot 105 -Noise)***	

a) THAT the Strata Committee is satisfied that the owner/occupier of lot 105 (Unit C77) has contravened by-law 1 registered with Strata Plan 50785 for creating excessive noise; 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 owner/occupant of Lot 105 seeking compliance with the strata schemes' by laws, in particular, by law 1.

b) THAT should the owner/occupier of Lot 105 continue to contravene by-law 13 the Strata Committee authorise STM the power to apply to NCAT after having been served the Notice to Comply.

MOTION 9	***BYLAW COMPLIANCE (Lot 65 -Garage Door)***

a) THAT the Strata Committee is satisfied that the occupant of lot 65 (Unit C37) has contravened by-law 37.2 registered with Strata Plan 50785 for not keeping the garage door closed; 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 65 seeking compliance with the strata schemes' by laws, in particular, by law 37.2.

b) THAT should the occupant of Lot 65 continue to contravene by-law 37.2 the Strata Committee authorise STM the power to apply to NCAT after having been served the Notice to Comply.

MOTION 10	***BYLAW COMPLIANCE (Lot 8 -Parking on Common Property)***

a) THAT the Strata Committee is satisfied that the occupant of lot 8 (Unit A3) has contravened special by-law 32 registered with Strata Plan 50785 for overstaying the two-night limit in visitor parking; 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 8 seeking compliance with the strata schemes' by laws, in particular, by law 32.

b) THAT should the occupant of Lot 8 continue to contravene special by-law 32 the Strata Committee authorise STM the power to apply to NCAT after having been served the Notice to Comply.

MOTION 11	***BYLAW COMPLIANCE (Lot 2 – Breach of Trading Hours)***

a) THAT the Strata Committee is satisfied that the owner/occupier of Lot 2 (Shop 4) has contravened special by-law 34 (unlawful use of lot) and special by-law 42 (by-laws applicable to Commercial Lots) registered with Strata Plan 50785 for breaching approved trading hours and noise; 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 2 seeking compliance with the strata scheme's by laws, in particular, by laws 31.1 , 34.1, 34.2, 42.7b and 42.12.

b) THAT should the owner/occupier of Lot 2 continue to contravene by-law 34 or 42 the Strata Committee authorise STM the power to apply to NCAT after having been served the Notice to Comply.

MOTION 12	***Move In and Out Procedure***

THAT the Sub-Committee report back to the meeting their suggestions and that consideration be given to appropriate changes to the current procedure.

PRIDE UPDATE

MOTION 13	***Pride Update***

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

COMMERCIAL LOTS	
MOTION 14	**Commercial Lots**
THAT current restaurant issues be discussed and any further action be determined.	

NEXT EXECUTIVE COMMITTEE MEETING	
MOTION 15	***Next Executive Committee Meeting***
THAT the date, time and venue of the next Executive Committees~~s~~ meeting be determined.	

STRATA TITLE MANAGEMENT

Dated: 11th January 2017

IMPORTANT NOTICE: *An owner can attend Strata Committee meetings but cannot address the meeting unless with approval from the Strata Committee.*