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

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 **Tuesday 8th August 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 – 12

CONFIRMATION OF RECORDS

MOTION 1	***Minutes***

THAT the minutes of the previous Executive Committee Meeting held 18th April 2017 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 **01/03/2017 to 31/07/2017** be reviewed.

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

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

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 Report***

THAT the Building report be reviewed and any further action determined, including:

- Lift maintenance contract
- NBN conversion

APPLICATIONS

MOTION 7	***Applications for Renovations***

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

PRIDE UPDATE

MOTION 8	***Pride Update***

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

COMMERCIAL LOTS

MOTION 9	**Commercial Lots**

THAT current restaurant issues be discussed and any further action be determined, relating to:

1. Hogsbreath exhaust replacement;
2. Results of Notice to Complies requesting compliance with the supply of exhaust cleaning certification;
3. Grease Trap Protocol update
4. Pest treatment update

OUT OF MEETING DECISIONS

MOTION 10	**Out of Meeting Decisions**

THAT the Strata Committee ratify any out of meeting decisions made since the last Strata Committee Meeting.

OTHER MATTERS

MOTION 11	***Other Matters***

THAT an update be given on the following:

- By-Law Consolidation Project
- Website Update
- Email from Neville Bayliss dated 1 May 2017 to be tabled

NEXT STRATA COMMITTEE MEETING

MOTION 12	***Next Strata Committee Meeting***

THAT the date, time and venue of the next Executive Committees meeting be determined.

STRATA TITLE MANAGEMENT

Dated: 3 August 2017

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