MINUTES OF STRATA COMMITTEE MEETING OF THE OWNERS CORPORATION – SP 50785

MINUTES OF BUSINESS dealt with at the Strata Committee Meeting
Of the Owners-Strata Plan 50785
Held on Tuesday, 18th April 2017
In The BBQ Area, 1-3 McDonald Street, Cronulla
Commenced immediately after the Annual General Meeting

PRESENT: Kevin O'Shea, David Gourley, Carey Beebe, Sandra Hansen, Sharen Carruthers, Gus Liu, Rob McCubbin

IN ATTENDANCE: John Stevens of Premier Contract Cleaning Pty Ltd
Daniel Goodwin of Strata Title Management

CHAIRPERSON: Daniel Goodwin

THERE BEING A QUORUM PRESENT THE CHAIRPERSON DECLARED THE METEING OPEN

MOTION 1	***Minutes***
RESOLVED that the minutes of the previous Strata Committee meeting be confirmed as a true and accurate account of the proceedings at that meeting.	

MOTION 2	***Office Bearers***
RESOLVED that the Strata Committee elect a Secretary, Treasurer and Chairperson as follows: **SECRETARY**: Carey Beebe **TREASURER**: David Gourley **CHAIRPERSON**: Kevin O'Shea	

MOTION 3	***Appointing contact point and substitute contact point***
RESOLVED that the Strata Committee appoints Carey Beebe as main representative and Kevin O'Shea as substitute representative of the Strata Committee to liaise with the strata manager.	

MOTION 4	***Repairs and Maintenance***
RESOLVED that the Strata Committee take note of any items of repair and maintenance required to the common property and provide instructions to the Strata manager for actioning. - The AFSS inspections are scheduled for this coming Thursday	

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

a) RESOLVED 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 scheme's by laws, in particular, by law 32.1

b) RESOLVED 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) RESOLVED 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) RESOLVED 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) RESOLVED 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) RESOLVED 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) RESOLVED 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) RESOLVED 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) RESOLVED 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) RESOLVED 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) RESOLVED 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) RESOLVED 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) RESOLVED 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) RESOLVED 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) RESOLVED 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) RESOLVED 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***

RESOLVED that the Strata Committee 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***

MOTION WITHDRAWN AS APPLICATION WAS NOT RECEIVED BY THE TIME OF THE MEETING.

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

Notes Following Meeting:

- It was agreed that Sharen Carruthers is to liaise with Bruce Gale concerning the list of maintenance items requested by PRIDE
- It was agreed that a standing motion be included for each Strata Committee Meeting that any out of meeting decisions made, be ratified formally.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8:50PM



Daniel Goodwin

STRATA TITLE MANAGEMENT

Dated: 20th April 2017