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

MINUTES OF STRATA COMMITTEE MEETING OF THE OWNERS CORPORATION

MINUTES OF BUSINESS dealt with at the Strata Committee Meeting of
Strata Plan No 50785
Held in the Office of Strata Title Management
Located **Mezzanine Level, 191-193 Taren Point Road, Taren Point** NSW 2229
On **Tuesday, 8th August 2017** commencing at **6.30pm**

PRESENT: C Beebe (Lot 54), K O'Shea (Lot 56), S Hansen (lot 72), D Gourley (Lot 83), E Thompson (Lot 67), G Liu (Lot 53)

APOLOGIES: S Carruthers (Lot 79), R McCubbin (Lot 17)

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

CHAIRPERSON: Daniel Goodwin

MOTION 1	***MINUTES***	***ACTION: NIL***

RESOLVED that the minutes of the previous Strata Committee Meeting held 18th April 2017 be confirmed as a true and accurate account of the proceedings at that meeting, subject to the following amendment:

Motion 13 – should read Lot 86, as opposed to Lot 58 which was incorrectly recorded.

MOTION 2	***MATTERS ARISING FROM PREVIOUS MEETING***	***ACTION: NIL***

All matters arising from the previous meeting were covered in the building report update and in other resolutions below.

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

RESOLVED that the Financial Statements for the period **01/03/2017 to 31/07/2017** be accepted.

The Treasurer recommend to the Committee that the financials as at 31/07/2017 be adopted, noting that the Owners Corporation is operating within the overall budget.

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

RESOLVED that the arrears report be tabled and accepted.

MOTION 5	*BALUSTRADING REPLACEMENT REPORT*	*ACTION: Various (see below)*

It was noted that practical completion occurred at the end of July 2017 which is the date that the 12 month defect liability period commenced.

Owners of Lots 12 (Zinc) and 21 (Opah) are to be billed for the increased 1800mm height of the glass required in their areas to avoid them having to allow 900mm fixed vacant space between tables and glass to satisfy building safety compliance. Based on the lineal metres, the contribution required of Zinc is $1705.20 and Opah $1774.80.

MOTION 6	*BUILDING REPORT*

RESOLVED that the Building report be accepted with the following further action items determined/noted:

1. **Lift maintenance contract –** It was noted that a 3 year contract was signed with Thyssenkrupp as of 29/7/17.
2. **NBN conversion –** Carey Beebe is to communicate with Telstra as the authorised representative.
3. **A7 water membrane issues –** It was noted that Affinity have investigated and repairs are to be undertaken.
4. **Replacement of Backup Generator Radiator –** The quotation from M-Power for $18,380 inc GST was approved.
5. **Painting A & B Block Internal and Tower Amenities Area-** A quote has been obtained for $105,870 inc GST. Sharen Carruthers is arranging further quotes and Gus Liu offered to assist with obtaining quotes from recommended contractors.
6. **Garage Entry Shutter Spring -** It was noted that the works were completed 3/8/17.
7. **C41 Bedroom Wall –** Affinity are arranging to investigate moisture on the bedroom wall if coming from the window.
8. **C6 & C1 Fencing Repairs -** John Duff has carried out patching repairs after the existing steel fence was removed by Colorfen. The fence has now been installed by Colorfen.
9. **Emergency Lighting for AFSS** - Newsound Fire provided a report for the exit & emergency lighting requirements and works have now been completed by FMD Electrical.
10. **Leak in garden bed on McDonald Street –** It was noted that there is a leak within the garden bed however locating the pipe could be a large exercise. PRIDE to be requested for the temporary watering of the area
11. **Fire Rated Doors & Lift Motor Room Door –** It was noted that Fire Rate have had works approved with a 4 week lead time before works commence.
12. **A Block Wall – Gerrale Street Entrance -** It was noted that Steve Jarvis and Geoff Schuberg have painted the garden bed wall at the front entrance to A block. Further works are to proceed along the Gerrale Street entrance wall to B block.
13. **A Block Metal Roofing –** After considering 3 quotes, All Shire Roofing were approved to proceed with replacement works at a cost of $26,540 inc GST.
14. **EWIS Upgrade –** Newsound Fire were previously approved to proceed with their quote for $30,400.70 inc GST for the replacement of the EWIS panel. Work scheduled to commence 8th August 2017.
15. **Additional Smoke Detectors in A Block -** It was noted that advice from a second fire engineer is to be obtained because additional works may not be required under the standard our building was approved under.
16. **Child Safety Window Locks** – It was noted that all window lock installations have been completed except A9 and C43.

17. **Re-tiling and membrane replacement of pool & bbq area** – A scope of works is to be arranged by John Stevens with the expectation that quotations can be called for and works undertaken in winter 2018.
18. **Balcony Sliding Doors (C2, C40, C69, C71) –** It was agreed that John Stevens to source Stromboli Green or current equivalent color to enable these long overdue works to be completed.

APPLICATIONS

MOTION 7	***Applications for Renovations***

There were no renovation applications to be tabled at the time of the meeting.

PRIDE UPDATE

MOTION 8	***PRIDE Update***

As there was no PRIDE representative present no report was tabled.

COMMERCIAL LOTS

MOTION 9	**Commercial Lots**

The Committee discussed the below restaurant issues:

1. **Hogsbreath exhaust replacement -** It was noted that replacement of the Hogsbreath exhaust was undertaken without prior approval. Silencers have not been installed and there is serious noise impact in residential units. Kevin O'Shea is to draft letter for the Managing Agent to send to the operator and Lot owner on STM letterhead.
2. **Results of Notice to Complies requesting compliance with the supply of exhaust cleaning certification:** The Managing Agent advised that both Splash and Zink have still not provided evidence of cleaning and the Strata Committee confirmed that an application for mediation be sent to NCAT. The Committee agreed that Carey Beebe and Daniel Goodwin are to attend to represent the Strata Committee.
3. **Grease Trap Protocol update** – It was noted that Cleanaway have agreed to a new process to ensure compliance with WHS requirements.
4. **Pest treatment update -** There was no cooperation from commercial operators to provide access to their garages for the last pest treatment. Next pest treatment is due to be undertaken in late August / early September.

OUT OF MEETING DECISIONS

MOTION 10	**Out of Meeting Decisions**

It was noted that all out of Meeting decisions are confirmed in the Building Management Report.

OTHER MATTERS

MOTION 11	***Other Matters***

RESOLVED that an update be given on the following:

1. **By-Law Consolidation Project –** Following discussion, it was agreed that the present no dogs or cats policy should remain. The by-laws approved at the last general meeting can be registered without delay. The Managing Agent advised the Committee that the Owners Corporation has an obligation to consider the by-laws by 30 November 2017 and it was agreed that a general meeting be scheduled for Wednesday 15 November 2017. Carey Beebe advised that the draft of the new by-laws is almost complete and input can shortly be solicited from owners.
2. **Website Update –** There was some confusion reported from an owner concerning finding the website which is not searchable on internet search engines for privacy reasons. The address is: http://www.cote-cronulla.net/
3. **Email from Neville Bayliss dated 1 May 2017 to be tabled –** The Email was tabled and its contents noted.

NEXT STRATA COMMITTEE MEETING

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

RESOLVED that the next Strata Committee meeting be held on Tuesday 24th October 2017 at 6.30pm.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8.50PM

DANIEL GOODWIN

_____

STRATA TITLE MANAGEMENT

Dated: 11th August 2017