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 27th March 2018** 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 8th August 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:***

a) THAT the Financial Statements for the period **01/03/2017 to 28/02/2018** be reviewed.

b) THAT the proposed budget for the period **01/03/2018 to 28/02/2019** 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.

BUILDING MANAGEMENT

MOTION 5	***Building Report***

THAT the Building report be reviewed and any further action determined.

BY-LAW COMPLIANCE

MOTION 6	***Notice To Comply – C 74***

a) **THAT** the Strata Committee is satisfied that the owner/occupier of Lot 102 has contravened special by-law 109 registered with Strata Plan 50785 by repeatedly parking on common property; 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 102 seeking compliance with the strata schemes' by laws, in particular, special by-law 109.

b) **THAT** should the owner/occupier of Lot 102 continue to contravene by-law 109 the Strata Committee authorise STM the power to apply to NCAT after having been served the Notice to Comply.

MOTION 7	***Notice To Comply – C 77***

a) **THAT** the Strata Committee is satisfied that the owner/occupier of Lot 105 has contravened special by-law 109 registered with Strata Plan 50785 by repeatedly parking on common property; 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, special by-law 109.

b) **THAT** should the owner/occupier of Lot 105 continue to contravene by-law 109 the Strata Committee authorise STM the power to apply to NCAT after having been served the Notice to Comply.

MOTION 8	***Notice To Comply – A 3***

a) **THAT** the Strata Committee is satisfied that the owner/occupier of Lot 8 has contravened special by-law 109 registered with Strata Plan 50785 by repeatedly parking on common property; 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 8 seeking compliance with the strata schemes' by laws, in particular, special by-law 109.

b) **THAT** should the owner/occupier of Lot 8 continue to contravene by-law 109 the Strata Committee authorise STM the power to apply to NCAT after having been served the Notice to Comply.

APPLICATIONS

MOTION 9	***Applications for Renovations***

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

PRIDE UPDATE

MOTION 10	***Pride Update***

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

COMMERCIAL LOTS

MOTION 11	**Commercial Lots**

THAT current restaurant issues be discussed and any further action be determined.

CAPITAL WORKS FUND

MOTION 12	**Capital Works Fund Report**

THAT the Strata Committee discuss whether to proceed with an updated capital works fund forecast, in preparation for the upcoming Annual General Meeting.

OUT OF MEETING DECISIONS

MOTION 13	**Out of Meeting Decisions**

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

OTHER MATTERS

MOTION 14	***Other Matters***

THAT any other matters be discussed.

NEXT STRATA COMMITTEE MEETING	
MOTION 15	***Next Strata Committee Meeting***
THAT the date, time and venue of the next Strata Committee meeting & Annual General Meeting be determined.	

STRATA TITLE MANAGEMENT

Dated: 22 March 2018

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