STRATA TITLE MANAGEMENT
your strata care company
ABN: 43 119 665 762
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# 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, 27th March 2018** 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), Rob McCubbin (Lot 17)

**APOLOGIES:** S Carruthers (Lot 79)

**IN ATTENDANCE:** John Stevens – Premier Contract Cleaning
Daniel Goodwin of Strata Title Management
Kathy Mystriotis (Shop 4) – (motion 3 only)

**CHAIRPERSON:** Daniel Goodwin

## CONFIRMATION OF RECORDS

| ***MOTION 1*** | ***Minutes*** |
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**RESOLVED** that the minutes of the previous Strata 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*** |
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**RESOLVED** that there were no matters from the previous minutes to be discussed.

| ***MOTION 3*** | ***FINANCIAL STATEMENTS*** | ***ACTION: STM / Treasurer*** |
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**a)** **RESOLVED** that the Financial Statements for the period **01/03/2017 to 28/02/2018** be reviewed.

**b)** **RESOLVED** the proposed budget for the period **01/03/2018 to 28/02/2019** be put to the Annual General Meeting, subject to the below amendments:

- $250,000 to be used for pool & BBQ area repaving be transferred to 2019/2020 financial year with a scope of works to be confirmed and pricing to be arranged for a project manager.

- Exterior painting to be amended to $150,000 for 50% of balconies including rust removal
- $20,000 to be removed for low rise interior (included in the tower foyers amount)
- Amend Fire Door Replacement to $20,000
- $10,000 to be budgeted for an interior designer Refurbish of tower entry foyer
- Agreed to amend to $14,000 for upgrade of pool fence (was $16,000).

| ***MOTION 4*** | ***ARREARS REPORT*** | **ACTION: *NIL*** |
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**RESOLVED** that the current aged arrears list be tabled and the Strata Committee determine any necessary debt recovery action. No additional action was required

## BUILDING MANAGEMENT

| ***MOTION 5*** | ***Building Report*** |
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**RESOLVED** that the Building report be reviewed and any further action determined as follows:

1. **Expansion Joints** (concrete paved area and A Block garden bed, Zinc Garden bed, Common Tiled Area) – Noted that work was completed at a total cost of $22,000.
2. **Pool & BBQ area repaving works**– to be deferred to the next financial year.
3. **B2 Male and Female bathroom** – 2 quotes were presented for $26,400 + GST and $41,800 + GST and it was agreed that another quote is to be obtained.
4. **Florascapes Garden report** - Tabled. It was agreed to increase the time of each visit to 4 hours at a cost of $484 per visit. The Committee noted that a new controller was not required.
5. **Internal Painting** – A, B & C Foyers – it was agreed to proceed with the Robertsons Painting quotation with extra louvers at a cost of $2200, no door numbers.
6. **Newsound** – Noted that Annual Fire Safety inspection will be undertaken on 24/4/18.
7. **All Shire Metal Roofing Works** – It was noted that B Block works are commencing 4th April. It was agreed to proceed with Amenities Block works for $17,757 inc GST.
8. **Solar power generation for the building & solar pool heating** – It was agreed that a motion be put to the AGM that the Strata Committee investigate solar power generation panels for the roof and/or solar heating for the pool.

## BY-LAW COMPLIANCE

| ***MOTION 6*** | ***Notice To Comply – C 74*** |
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a) **RESOLVED** 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) **RESOLVED** 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*** |
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a) **RESOLVED** 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) **RESOLVED** 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*** |
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a) **RESOLVED** 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) **RESOLVED** 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*** |
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**RESOLVED** that any applications received relating to renovation works by individual owners be reviewed and appropriate approval/action determined.

**C15 –** Balcony Door Replacement – It was agreed that the proposed works could be considered as Minor Work pending receipt of a complete application from the owner, as under Special By-law 115 they would retain the same responsibility for maintenance and future replacement.

**C9 –** Air-conditioning installation approved.

**B14 –** Unapproved works commenced by the new owner. Works have now ceased and will require Committee approval once documentation is received, and a by-law to be put to the next general meeting concerning bathroom works.

## PRIDE UPDATE

| ***MOTION 10*** | ***Pride Update*** |
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No updated was provided by a Representative of the PRIDE volunteer group on recent and future projects as there was no representative present at the meeting.

## COMMERCIAL LOTS

| ***MOTION 11*** | **Commercial Lots** |
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**RESOLVED** that current restaurant issues be discussed and any further action be determined.

- Kathy Mystriotis **(Shop 4)** – enquired re exhaust cleaning & commercial licence fee. The Managing Agent is to advise her which lots did not provide consent to the proposed new Special By-law 120 prior to the recent EGM.

- Email from Nancy Travato **(Shop 2)** - was tabled concerning the commercial licence fee. It was confirmed that all commercial lot owners are subject to the licence fee under the existing Special By-law 42 until its proposed replacement Special By-law 120 is approved by all commercial lot owners for presentation at the next General Meeting and passed.

## CAPITAL WORKS FUND

| ***MOTION 12*** | **Capital Works Fund Report** |
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The Strata Committee discussed whether to proceed with an updated capital works fund forecast in preparation for the upcoming Annual General Meeting.

It was agreed that the item will appear on the agenda, however as an update is required every five years and the current report is only 14 months old, the Strata Committee recommended not to proceed with a new report.

## OUT OF MEETING DECISIONS

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| ***MOTION 13*** | **Out of Meeting Decisions** |

It was noted that there were no out of meeting decisions required to be ratified.

## OTHER MATTERS

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| ***MOTION 14*** | ***Other Matters*** |

**RESOLVED** that any other matters be discussed.

**Email from David Oliver (C2) re replacement of balcony doors preventing reuse of his previous screens –** It was agreed that an offer of $1000 be made towards the payment of a new balcony door. The offer is to be made without prejudice and as a gesture of good will.

## NEXT STRATA COMMITTEE MEETING

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| ***MOTION 15*** | ***Next Strata Committee Meeting*** |

**RESOLVED** that the next Strata Committee meeting will be held following the Annual General Meeting at 7pm, Monday 7th May 2018.

**THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 9:05PM**

**DANIEL GOODWIN**

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**STRATA TITLE MANAGEMENT**

Dated: 5th April 2018