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STRATA TITLE MANAGEMENT

MINUTES OF
EXTRAORDINARY GENERAL MEETING

THE OWNERS – STRATA PLAN 50785
AT 1 McDONALD STREET, CRONULLA NSW 2230

Date:	**Wednesday 10th July 2019**
Time:	**7:00pm**
Venue:	**The BBQ Area, 1-3 McDonald Street Cronulla NSW 2230**

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MINUTES OF EXTRAORDINARY GENERAL MEETING OF THE OWNERS CORPORATION – SP50785

MINUTES OF BUSINESS dealt with at the Extraordinary General Meeting of the Owners-Strata Plan No 50785
Held on **Wednesday 10th July 2019**
In **The BBQ Area, 1-3 McDonald Street, Cronulla**
Commenced at 7:00pm

PRESENT: M. Peoples (9), R. McCubbin (17), G. Fitzgerald & E. Fitzgerald (22), C. Opperman (31), S. Jarvis (34), G. Garvan (37), M. Bright (41), C. Lock (51), A. Liu & P. Liu (53), K. O'Shea (56), G. Schuberg (58), F. Seddon (60), E. Thompson (67), S. Hansen (72), S. Carruthers (79), D. Gourley (83), E. Macdonald (97)

PRESENT BY PROXY: D. Oliver (30) – proxy to C. Opperman (31)
C. Beebe (54) – proxy to K. O'Shea (56)
R. Gower (68, 76, 80) – proxy to D. Gourley (83)
C. Adams (102) – proxy to S. Hansen (72)

IN ATTENDANCE: Daniel Goodwin – Strata Title Management
John Stevens – Premier Contract Cleaning Pty Ltd
K. Mystriotis (2) – unfinancial

CHAIRPERSON: Daniel Goodwin – Strata Title Management

There being a Quorum Present the Chairperson declared the Meeting open at 7:00pm

CONFIRMATION OF RECORDS

MOTION 1	***Minutes***	***Ordinary Resolution***

RESOLVED that the minutes of the previous General Meeting be confirmed as a true and accurate account of the proceedings at that meeting, subject to the following amendment:

Resolution 28 to read as:

SPECIALLY RESOLVED pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-Law 126 – Work permitted to be undertaken in Residential Lots 31, 35, 43 & 72** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar- General's Office.

TOTAL UE VOTES FOR: 4589
TOTAL UE VOTES AGAINST: 0
TOTAL VOTES COUNTED: 4589
MOTION CARRIED BY SPECIAL RESOLUTION

COMMERCIAL BY-LAW

MOTION 2	Special By-law 127 – Requirements for Commercial Lots	Special Resolution

a) **RESOLVED** that the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the Strata Schemes Management Act 2015 THAT an additional by-law be made, Special By-law 127 — Requirements for Commercial Lots on the terms attached to the notice of this meeting, and that notification of the By-law be lodged for registration at the Registrar-General's Office.

b) **RESOLVED** that subject to the above motion being passed, the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the Strata Schemes Management Act 2015 to repeal Special By-law 42 — By-laws applicable to Commercial Lots on the terms attached to the notice of this meeting, and that notification of the repeal be lodged for registration at the Registrar-General's Office.

TOTAL UE VOTES FOR: 2,003
TOTAL UE VOTES AGAINST: NIL
TOTAL VOTES COUNTED:2,003
MOTION CARRIED BY SPECIAL RESOLUTION

COMMON PROPERTY ADDITIONS & AMENDMENTS

MOTION 3	Pool & BBQ Tiles	Special Resolution

RESOLVED that the Owners Corporation – Strata Plan 50785 in accordance with Section 108 of the *Strata Schemes Management Act 2015 (NSW)* SPECIALLY RESOLVES to change the pool & BBQ tiles to 600 x 600 x 20mm grey quartzite with bullnose tiles for the pool coping and steps.

TOTAL UE VOTES FOR: 2,003
TOTAL UE VOTES AGAINST: NIL
TOTAL VOTES COUNTED:2,003
MOTION CARRIED BY SPECIAL RESOLUTION

MOTION 4	Structure Outside the Indoor Spa	Special Resolution

RESOLVED that the Owners Corporation – Strata Plan 50785 in accordance with Section 108 of the *Strata Schemes Management Act 2015 (NSW)* SPECIALLY RESOLVES to remove the metal structure attached to the Amenities building outside the indoor spa.

TOTAL UE VOTES FOR: 2,003
TOTAL UE VOTES AGAINST: NIL
TOTAL VOTES COUNTED:2,003
MOTION CARRIED BY SPECIAL RESOLUTION

MOTION 5	BBQ Roof	Special Resolution

THAT the Owners Corporation – Strata Plan 50785 in accordance with Section 108 of the *Strata Schemes Management Act 2015 (NSW)* SPECIALLY RESOLVES to allow the Strata Committee to approve the design of a roof over the immediate BBQ area, retaining the existing metal structure.

AMENDMENT proposed by Lot 37
AMENDMENT seconded by Lot 58
AMENDMENT CARRIED

AMENDED MOTION NOW READS:

RESOLVED that the Owners Corporation – Strata Plan 50785 in accordance with Section 108 of the *Strata Schemes Management Act 2015 (NSW)* SPECIALLY RESOLVES to allow the Strata Committee to approve the design and construction of a roof over the immediate BBQ area, retaining the existing metal structure, at a cost not to exceed $20,000.

TOTAL UE VOTES FOR: 2,003
TOTAL UE VOTES AGAINST: NIL
TOTAL VOTES COUNTED:2,003
MOTION CARRIED BY SPECIAL RESOLUTION

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 7:20PM

Daniel Goodwin
SENIOR STRATA MANAGER
Dated: 16th July 2019