STM | Building Smarter Communities
STRATA TITLE MANAGEMENT

MINUTES OF EXTRAORDINARY GENERAL MEETING OF THE OWNERS CORPORATION – SP 50785

MINUTES OF BUSINESS dealt with at the Extraordinary General Meeting of the Owners-Strata Plan No50785
Held on **Tuesday 3rd December 2019**
In the **BBQ Area, 1-3 McDonald Street, CRONULLA**
Commenced at 7:03pm

PRESENT:	**Roldon Holdings Pty Limited – K Mystriotis (Lot 2), P&G Theophanous (11), R Cooper (14), R McCubbin(17), G & E Fitzgerald (22), C Opperman (31), S Jarvis (34), B Szumara (38), I Celarc (49), C Lock (51), A & P Liu (53), C Beebe (54), K O'Shea (56), G & P Schuberg (58), E Thompson (67), W Hoddinott (70), S Hansen (72), S Carruthers (79), D Gourley (83), N Bayliss (86), M Earle (90 & 96), W Coventry (92), C & J Pithers (94), A Duncan (103)**
PRESENT BY PROXY:	**G Garvan (37) – proxy to Chairman** **D & D Gittus (29) – proxy to D Goodwin** **B Salisbury (52) – proxy to K O'Shea (56)** **M Callachor (63) – proxy to L Callachor** **E MacDonald (97) – proxy to K O'Shea (56)** **R Gower (64, 68 & 80) – proxy to C Beebe (54)** **E Korbel (104) – proxy to C Beebe (54)** **D Oliver (30) – proxy to Chairman** **S Rennie (7) – proxy to Chairman**
APOLOGIES:	**C Adams (102)**
IN ATTENDANCE:	**Daniel Goodwin – Strata Title Management**
CHAIRPERSON:	**Daniel Goodwin – Strata Title Management**

* There being a Quorum Present the Chairperson declared the Meeting open at 7.03pm

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.		

MOTION 2	***Rectification of Special By-law 125 — Lot 22 (Unit B15) Major Work***	***Special Resolution***

The Owners Corporation **SPECIALLY RESOLVED** to ratify the typographical correction made to the Lot number in the text of Special By-law 125 — Lot 22 (Unit B15) Major Work and already registered on title at the Registrar-General's Office.

TOTAL UE VOTES FOR: 3636
TOTAL UE VOTES AGAINST: 0
TOTAL UE VOTES ABSTAINED: 0
TOTAL VOTES COUNTED: 3636
MOTION CARRIED BY SPECIAL RESOLUTION

MOTION 3	***R2 Zinc Bar Change of DA***	***Ordinary Resolution***

The Owners Corporation **RESOLVED** to endorse the request of R2 Zinc operator Ross Robinson, to lodge application for change of DA for that business from a restaurant to a general bar licence.

MOTION 4	***Foxtel Upgrade***	***Ordinary Resolution***

The Owners Corporation **RESOLVED** to upgrade the Foxtel infrastructure in the complex at the cost of $14630 GST inclusive.

MOTION 5	Amendment of **Special By-law 109 — Vehicles & Garages**	***Special Resolution***

The Owners Corporation **SPECIALLY RESOLVED** pursuant to section 141 of the *Strata Schemes Management Act 2015* that the wording of existing **Special By-law 109 — Vehicles & Garages** be amended on the terms attached to the notice of the meeting, and that notification of the By-law be lodged for registration at the Registrar-General's Office.

TOTAL UE VOTES FOR: 3636
TOTAL UE VOTES AGAINST: 0
TOTAL UE VOTES ABSTAINED: 0
TOTAL VOTES COUNTED: 3636
MOTION CARRIED BY SPECIAL RESOLUTION

MOTION 6	**Special By-law 128 — Lot 63 (Unit C35) Major Work**	***Special Resolution***

The Owners Corporation **SPECIALLY RESOLVED** pursuant to section 141 of the *Strata Schemes Management Act 2015* that an additional by-law be made, **Special By-law 128 — Lot 63 (Unit C35) Major Work** on the terms attached to the notice of the meeting, and that notification of the By-law be lodged for registration at the Registrar-General's Office.

TOTAL UE VOTES FOR: 3636
TOTAL UE VOTES AGAINST: 0
TOTAL UE VOTES ABSTAINED: 0
TOTAL VOTES COUNTED: 3636
MOTION CARRIED BY SPECIAL RESOLUTION

MOTION 7	**Special By-law 129 — Installation of Shade Protection**	***Special Resolution***

The Owners Corporation **SPECIALLY RESOLVED** pursuant to section 141 of the *Strata Schemes Management Act 2015* that an additional by-law be made, **Special By-law 129 — Installation of Shade Protection** on the terms attached to the notice of the meeting, and that notification of the By-law be lodged for registration at the Registrar-General's Office.

TOTAL UE VOTES FOR: 3636
TOTAL UE VOTES AGAINST: 0
TOTAL UE VOTES ABSTAINED: 0
TOTAL VOTES COUNTED: 3636
MOTION CARRIED BY SPECIAL RESOLUTION

As the above motion was passed, the Owners Corporation **SPECIALLY RESOLVED** to repeal **Special By-law 46 — Installation of Awnings** 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: 3636
TOTAL UE VOTES AGAINST: 0
TOTAL UE VOTES ABSTAINED: 0
TOTAL VOTES COUNTED: 3636
MOTION CARRIED BY SPECIAL RESOLUTION

MOTION 8	***Deed of Settlement and Release – Awning – Lots 1 and 2***	***Special Resolution***

To settle the dispute between the owner of Lot 2, Roldon Holdings Pty Ltd; the Owner and Tenant of Lot 1, Layrir Pty Ltd and Delcazi Pty Ltd respectively; and the Owners Corporation; concerning the erection by the Tenant of Lot 1 of an awning on the exclusive use area adjacent to that Lot and related matters covered by proceedings in the NSW Civil and Administrative Tribunal file number SC 19/23354 on the terms and conditions of the draft deed of settlement and release attached to the notice of this meeting, the Owners Corporation **SPECIALLY RESOLVED** to approve and enter into that deed and authorise and direct the Strata Managing Agent or two members of the Strata Committee to execute and witness the affixing of the common seal onto the deed on behalf of the Owners Corporation.

It was further **SPECIALLY RESOLVED** that should the deed be amended by the parties in dispute (not as to significantly change its intent) the Strata Committee be authorised to instruct the Managing Agent or two members of the Strata Committee to execute and witness the affixing of the common seal onto the amended deed on behalf of the Owners Corporation.

TOTAL UE VOTES FOR: 3636
TOTAL UE VOTES AGAINST: 0
TOTAL UE VOTES ABSTAINED: 0
TOTAL VOTES COUNTED: 3636
MOTION CARRIED BY SPECIAL RESOLUTION

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 7.42PM



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Daniel Goodwin
STRATA TITLE MANAGEMENT
Dated: 11 December 2019