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 **Wednesday 13th March 2019** 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 – 15

CONFIRMATION OF RECORDS

MOTION 1	***Minutes***

THAT the minutes of the previous Strata Committee Meeting held 7th May 2018 be confirmed as a true and accurate account of the proceedings at that meeting.

MATTERS ARISING FROM PREVIOUS MINUTES

MOTION 2	***MATTERS ARISING***

THAT any matters arising from the previous minutes be discussed and appropriate action determined.

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

a) **THAT** the preliminary Financial Statements for the period 01/03/2018 to 28/02/2019 be reviewed, noting that the figures are prior to auditing

b) **THAT** the preliminary budget for the period 01/03/2019 to 29/02/2020 be reviewed, including a review of planned specific CWF (Capital Works Fund) projects

MOTION 4	***OTHER FINANCIAL MATTERS***	***ACTION:***

a) **THAT** intended transfer of funds from our AF (Administration Fund) to our CWF be reviewed
b) **THAT** the need to update our 10 year CWF forecast be reviewed along with agreeing on a long range CWF minimum and maximum surplus/balance plan
c) **THAT** CWF projects exceeding $20,000 GSTE already approved be acknowledged
d) **THAT** both electricity & water consumption data be reviewed
e) **THAT** the Strata Committee review proposed building renovation works (main foyer, hallways, building exterior, pool/spa/bbq paving) where colour/design changes may apply and any further action determined before presenting proposals at our next AGM.

MOTION 5	***ARREARS REPORT***	**ACTION:**

THAT the current aged arrears list be tabled and the Strata Committee determine any necessary debt recovery action.

BUILDING MANAGEMENT

MOTION 6	***Building Report***

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

BY-LAW COMPLIANCE

MOTION 7	***Commercial by-Law***

a) **THAT** the Strata Committee table the proposed compromise from the commercial lot owners in response to the proposed special by-law 125 which was put to the commercial lot owners prior to the 2018 AGM.
b) **THAT** all by-law compliance issues be reviewed and further action determined.

MOTION 8	***Visitor Access***

THAT the Strata Committee review visitor access for the resort area.

APPLICATIONS

MOTION 9	***Applications for Renovations***

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

- Air Conditioning Application – C69
- Air Conditioning Application – C27
- Air Conditioning Application – C32

OUT OF MEETING DECISIONS

MOTION 11	**Out of Meeting Decisions**

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

OTHER MATTERS

MOTION 12	***Deed of Variation – Additional Antenna***

THAT the Strata Committee review and agree to the enclosed Deed of Variation from Sutherland Council for the installation of an additional antenna on the roof.

MOTION 13	***Hogsbreath Development Application***

THAT the Strata Committee review the enclosed development application and, if approved, decide whether it is appropriate to sign or if the matter should be put to the upcoming Annual General Meeting.

MOTION 14	***Additional Matters***

THAT the Strata Committee review any other matters requiring consideration.

FUTURE MEETINGS

MOTION 15	***Next Strata Committee Meeting & Annual General Meeting***

THAT the date, time and venue of the next Strata Committee meeting & Annual General Meeting be determined.



STRATA TITLE MANAGEMENT

Dated: 8 March 2019

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