STRATA TITLE MANAGEMENT
your strata care company
ABN: 43 119 665 762
www.stratatitle.com.au

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 **Thursday 6th June 2019** 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), Rob McCubbin (Lot 17), G Schuberg (Lot 58), I MacDonald (Lot 97), S Carruthers (Lot 79)

APOLOGIES: John Stevens – Premier Contract Cleaning

IN ATTENDANCE: Daniel Goodwin of Strata Title Management

CHAIRPERSON: Daniel Goodwin

CONFIRMATION OF RECORDS

MOTION 1	***Minutes***

RESOLVED that the minutes of the previous Strata Committee Meeting held 16th April 2019 be confirmed as a true and accurate account of the proceedings at that meeting.

MATTERS ARISING FROM PREVIOUS MINUTES

MOTION 2	***Matters Arising***

Commercial Licence Fee – As all 7 consent forms from commercial lots have now been received, it was agreed that an Extraordinary General Meeting be held on Wednesday 10th July 2019 to confirm the implementation of the new commercial by-law and for the rescinding of the current commercial by-law 42. Once the new by-law is in effect the commercial licence fees paid are to be credited to the relevant owners (or removed from the individual ledgers if unpaid).

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

RESOLVED that the Financial Statements for the period 01/03/2019 to 30/04/2019 be reviewed and adopted.

MOTION 4	***ARREARS REPORT***	**ACTION: NIL**

RESOLVED that the current aged arrears list be tabled and the Strata Committee agreed that no additional action was required.

BUILDING MANAGEMENT

MOTION 5	***Building Report***	**ACTION: BM**

RESOLVED that the Building report be reviewed and any further action determined (as below):

AFSS Items – It was agreed that all items requiring replacement/repair in order for the Annual Fire Safety Statement to be completed were approved (ie EWIS repairs, Emergency Lighting, Fire Hose Reels, Emergency Lighting etc).

Opah Glass Panel – It was agreed that the quotation from 888 Windows be approved at a cost of $5,978.50 inc GST

A Block Security Fence – It was agreed that the matter be deferred, and further investigations be made.

Pool & BBq Tile upgrade – It was agreed to proceed with the quotation from Summerscapes at a cost of $157,880.80 inc GST as well as waterproofing at a cost of $28,050 inc GST.

Supply of Tiles – It was agreed that the quote from Amber at a cost of $27,000 inc GST be approved for the supply of tiles (as per above), subject to approval from the EGM.

Pool Heating – Discussed possible pool heating possibilities

Lift Buttons – It was agreed to proceed with the quotation from Thyssenkrupp for $38,000 + GST for the replacement of lift buttons.

BY-LAW COMPLIANCE

MOTION 6	***By-Law Compliance***

Hogsbreath Storage – It was agreed that the Managing Agent forward a breach of by-law letter to Restaurant 1 concerning items stored on common property and leakage of liquid waste from their storeroom onto the B2 tarmac (photo to be forwarded by the Committee to include with the letter).

MOTION 7	***Security***

The Strata Committee reviewed the current security access requirements and it was agreed that only current Strata Committee Members should have access throughout the building. The only exception is that Craig Opperman be allowed to hold access to B1 & B2 areas.

APPLICATIONS

MOTION 8	***Applications for Renovations***

There were no applications received since the last Strata Committee Meeting.

OUT OF MEETING DECISIONS

MOTION 9	**Out of Meeting Decisions**

RESOLVED that the Strata Committee ratify any out of meeting decisions made since the last Strata Committee Meeting:

- C1 front door: It was agreed that the front door is to be rectified subject to confirmation from Newsound when the next AFSS inspection is carried out. It was noted that the door may have issues due to the floorboards within the lot.

- Agreed that Official SC meetings to be held bi-monthly

- Commercial Lots 1, 2, 3, 4 & 5 to be informed re Opperman Electrical quote for removal of fittings prior to painting.

- Agreed to the commercial owners' proposal to reverse previously invoiced commercial levies subject to the consent forms being received by the end of May and the proposed by-law being resolved at an EGM.

MOTION 10	***Additional Matters***

B13 Parking Request – It was agreed that the Managing Agent respond to the owner to advise that the owner must continue to park in the allocated garage (as per the strata plan) and that no other space could be provided.

JS Mueller Cost Agreement re Lot 2 NCAT Application- It was agreed that the cost proposal be accepted at a cost of $1750 + GST for legal advice and $1750 + GST for appearing at NCAT for the hearing.

R2 (Zinc) Request for Reimbursement – The previous owner of the lot requested that if commercial licence fees are returned to the commercial owners that he should be able to claim the funds paid, however the Managing Agent advised that the Owners Corporation has no legal obligation to return the funds and the Committee confirmed that the request was to be denied.

Noise Complaint re C27 – Following complaints from a neighbouring lot it was agreed that 2 members of the Committee would approach the resident to advise of the noise and to see if any measures could be taken to reduce noise emanating from the lot.

Christies Plumbing invoice - It was agreed that the cost of the invoice should be the responsibility of the Lot owner of Zinc rather than Opah as the majority of the time for the callout related to the repairs to the roof caused by Zinc's penetrations.

FUTURE MEETINGS

MOTION 11	***Next Strata Committee Meeting***

RESOLVED that the date, time and venue of the next Strata Committee meeting be confirmed for Tuesday 13th August 2019 in the Offices of STM at 6.30pm.

The next Extraordinary General Meeting is to be held on Wednesday 10th July 2019 at 7pm and the below matters are to be added to the agenda (special resolution required for change of appearance to common property):

- Pool & Bbq Tile Replacement: To be 600x600 grey *quartzite* (bullnose for coping & step edges)
- A & B Block entrance retiling (further research required on the proposed tile to be put forward)
- Removal of the metal structure from the Amenities area
- The addition of a cover over the BBQ

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8:55PM

DANIEL GOODWIN

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STRATA TITLE MANAGEMENT

Dated: 13th June 2019