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STRATA TITLE MANAGEMENT

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NOTICE OF STRATA COMMITTEE MEETING (SCHEDULE 2) OF THE OWNERS CORPORATION

A meeting of the Strata Committee of the Owners Strata Plan No 50785 will be held on 21 December 2020 commencing 02:00 PM

AGENDA

1)	**THAT** the minutes of the previous Strata Committee meeting be confirmed as a true and accurate account of the proceedings at that meeting. Explanatory Note: This motion refers to accepting the minutes of the last strata committee meeting, a copy of which is included in the meeting notice.	☐ FOR ☐ AGAINST ☐ CONFLICT
2)	THAT the Strata Committee is satisfied that the occupant of Lot 4 (shop 2) has contravened special by-law 109.5 (Commercial Vehicles and garages) registered with Strata Plan 50785 by repeatedly overstaying the permitted two hour loading zone on the B2 tarmac 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 and occupant of Lot 4 seeking compliance with the strata schemes' by laws, in particular, special by-law 109.5	☐ FOR ☐ AGAINST ☐ CONFLICT
3)	THAT the Strata Committee is satisfied that the occupant of Lot 16 (Unit A8) has contravened special by-law 109.3 (Visitor Car or Motor Bike Parking) registered with Strata Plan 50785 by repeatedly permitting vehicles associated with the lot to park in visitors parking 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 occupant of Lot 16 seeking compliance with the strata schemes' by laws, in particular, special by-law 109.3	☐ FOR ☐ AGAINST ☐ CONFLICT
4)	THAT the Strata Committee is satisfied that the occupant of Lot 74 (Unit C46) has contravened special by-law 109.1 (Vehicles) registered with Strata Plan 50785 by repeatedly permitting vehicles associated with the lot to park in visitors parking, the loading dock and obstructing the common property on level B2 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 occupant of Lot 74 seeking compliance with the strata schemes' by laws, in particular, special by-law 109.1	☐ FOR ☐ AGAINST ☐ CONFLICT

5)	THAT the Strata Committee is satisfied that the occupant of Lot 63 (Unit C35) has contravened special by-law 109.1 and 109.2 (Vehicles & Garage Use) registered with Strata Plan 50785 by failing to keep their garage door closed and locked, and permitting vehicles associated with that Lot to continue parking in Visitor Parking, and obstructing the Common Property on level B2 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 occupant of Lot 63 seeking compliance with the strata schemes' by laws, in particular, special by-law 109.1 and 109.2.	☐ FOR ☐ AGAINST ☐ CONFLICT

6)	**THAT** the Strata Committee acknowledges receipt of the recommendation of BCB, insurance brokers, and their attached Financial Services Guide, and approve the quotation for insurance from CHU in the amount of $92,309.83 as per the attached BCB recommendation.	☐ FOR ☐ AGAINST ☐ CONFLICT

STRATA COMMITTEE VOTING ONLY

Print Name ……..

Signature ……..

Date ……

Daniel Goodwin
STRATA MANAGER
STRATA TITLE MANAGEMENT
17 December 2020

IMPORTANT NOTICE ATTENDANCE IS NOT REQUIRED AT THIS MEETING
It is proposed to hold the meeting in accordance with Schedule 2 of the Strata Schemes Management Act 2015. Representatives should vote on the above motions and return by mail, or E-mail. ***Owners – No action is required***