STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CENTRAL
SYDNEY NORTH
SYDNEY SOUTH
WOLLONGONG
BALLINA
TWEED HEADS

ABN 43 119 665 762
PO Box 56
Sutherland NSW 1499
t. +61 2 9266 2600
www.stratatitle.com.au

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

A meeting of the Strata Committee of the Owners Strata Plan No. 50785 was held
On **Monday 21 December 2020** commencing **02:00 PM**

Pre Votes received from:

Lot 11	Perry Theophanous	Electronic vote
Lot 54	Carey Beebe	Electronic vote
Lot 56	Kevin O'Shea	Electronic vote
Lot 58	Geoffrey Schuberg	Electronic vote
Lot 72	Sandra Hansen	Electronic vote
Lot 79	Sharen Carruthers	Electronic vote
Lot 83	David Gourley	Electronic vote
Lot 97	Ian MacDonald	Electronic vote

In Attendance Daniel Goodwin (Strata Title Management)

Chairperson Daniel Goodwin (Strata Title Management by Invitation)

THERE BEING A QUORUM PRESENT THE CHAIRMAN DECLARED THE MEETING OPEN AT 2:00PM.

MOTIONS

1)	**RESOLVED that** the minutes of the previous Strata Committee meeting be confirmed as a true and accurate account of the proceedings at that meeting. This motion refers to accepting the minutes of the last strata committee meeting, a copy of which is included in the meeting notice.
2)	**RESOLVED 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

3)	**RESOLVED 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
4)	**RESOLVED 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
5)	**RESOLVED 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.
6)	**RESOLVED 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.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED.

Daniel Goodwin
SENIOR STRATA MANAGER
STRATA TITLE MANAGEMENT

Dated 22 December 2020