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 on **4, October, 2022**
Onsite, 1 McDonald Street, CRONULLA, NSW, 2230
Commencing at 06:00 PM

Motion 1.	***Minutes***	
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.		
☐ YES	☐ NO	☐ Conflict

Motion 2.	***Financial Statements***	
THAT the Financial Statements for the period up to 27/9/22 be accepted.		
☐ YES	☐ NO	☐ Conflict

Motion 3.	***Arrears Report***	
THAT the arrears report be tabled and accepted. **THAT** action be taken against lots 14 and 89 in accordance with the approved levy recovery procedure.		
☐ YES	☐ NO	☐ Conflict

Motion 4.	***Building Management Report***

THAT the Building Managers report be tabled and any appropriate action determine, including the following:

1. Electricity contract expiry.
2. Insurance valuation update required prior to next renewal.
3. Update on Water Ingress Works.
4. Update on fountain capping.
5. Reassessment of likely remaining life of the Tower Lifts.
6. Work set aside including the low rise internal foyer and stair re-tiling and mail room for parcel deliveries.
7. Opinion from Adrian Mueller regarding electricity supply limitations.
8. Consideration of the proposal with draft contract from Surfline to fit a rooftop camera to the building.

☐ YES ☐ NO ☐ Conflict

Motion 5.	***Approval of Minor Renovations - Lot 15 (Apartment A7) Air-conditioning***

THAT the Strata Committee consent in accordance with **Special By-Law 115 - Renovations**, the Strata Committee approves for the Owner of **Lot 15 (Apartment A7)** to carry out the installation of an air-conditioner as per the attached annexure and as per the terms and conditions set out under the Renovations By-Law.

☐ YES ☐ NO ☐ Conflict

Motion 6.	***Approval of Minor Renovations - Lot 4 (Shop 2) Air-conditioning***

THAT the Strata Committee consent in accordance with **Special By-Law 115 - Renovations**, the Strata Committee approves for the Owner of **Lot 4 (Shop 2)** to carry out the installation of an air-conditioner as per the attached annexure and as per the terms and conditions set out under the Renovations By-Law.

☐ YES ☐ NO ☐ Conflict

Motion 7.	***By-Law Compliance - Commercial Lots Exhaust System Compliance***

THAT the Strata Committee is satisfied that the owner/occupiers of Lot 3 (Shop 3), Lot 5 (Shop 1) and Lot 12 (Unit R2) has contravened by-law 127.4 registered with Strata Plan SP 50785 by:

a) failing to provide certification from their supplier that their exhaust has been cleaned and maintained under AS1668 Parts 1 & 2, and complies with the fire safety requirements detailed in the AIRAH Technical Bulletin 2016, and

b) Affect necessary repairs and/or painting to their rooftop exhausts, AND;

THAT 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/occupant of the above mentioned Lots seeking compliance with the strata schemes' by laws, in particular, Special By-law 127.4, AND;

THAT should the owner/occupier of the above mentioned Lots continue to contravene Special By-law 127.4, the Strata Committee authorise Strata Title Management the power to apply to NCAT after having been served the Notice to Comply.

☐ YES ☐ NO ☐ Conflict

Motion 8.	***By-law Compliance - Smoking - Lot 1 (Unit R1)***

THAT the Strata Committee is satisfied that the occupier of Lot 1 (Unit R1) has contravened Special By-law 105.1 registered with Strata Plan 50785 for failing to prevent staff from smoking on common property; AND

THAT 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 1 (Unit R1) seeking compliance with the strata schemes' by laws, in particular, Special By-law 105.1; AND

THAT should the occupier of the Lot 1 (Unit R1) continue to contravene Special By-law 105.1, the Strata Committee authorise Strata Title Management the power to apply to NCAT after having been served the Notice to Comply.

☐ YES ☐ NO ☐ Conflict

Motion 9.	***By-law Compliance - Smoking - Lot 5 (Shop 1)***

THAT the Strata Committee is satisfied that the occupier of Lot 5 (Shop 1) has contravened Special By-law 105.1 registered with Strata Plan 50785 for failing to prevent staff from smoking on common property; AND

THAT 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 5 (Shop 1) seeking compliance with the strata schemes' by laws, in particular, Special By-law 105.1; AND

THAT should the occupier of the Lot 5 (Shop 1) continue to contravene Special By-law 105.1, the Strata Committee authorise Strata Title Management the power to apply to NCAT after having been served the Notice to Comply.

☐ YES ☐ NO ☐ Conflict

Motion 10.	***Unauthorised Renovations in Commercial Lots***

THAT the Strata Committee discuss and determine action to be taken regarding non-authorized additions to common property by Lot 1 (The Pines) and Lot 12 (Zinc).

☐ YES ☐ NO ☐ Conflict

Motion 11.	***Meeting with Commercial Lots***

THAT the Strata Committee determine the Meeting proposed to be held with all commercial owners and operators.

☐ YES ☐ NO ☐ Conflict

Motion 12.	***Strata Committee Communication***

THAT a discussion is held on means to improve communication within and by the Strata Committee.

☐ YES ☐ NO ☐ Conflict

Motion 13.	***Correspondence***

THAT the Strata Committee review any correspondence needing attention and provide instructions.

Explanatory Note:

This motion is to determine whether items of correspondence are needed in relation to common property areas within the complex.

☐ YES ☐ NO ☐ Conflict

Motion 14.	***Next SCM Date and Time***	
THAT the date, time and venue for the next Strata Committee Meeting be determined		
☐ YES	☐ NO	☐ Conflict

Stephen Neil
STRATA TITLE MANAGEMENT

Dated: 28 September 2022

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