STM Building Smarter Communities
STRATA TITLE MANAGEMENT

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MINUTES OF STRATA COMMITTEE MEETING OF THE OWNERS CORPORATION

MINUTES OF the Strata Committee Meeting of the
Owners - Strata Plan No 50785
Held Onsite, 1 McDonald Street, CRONULLA, NSW, 2230
On 4 October 2022 at 06:00 PM

Present:

Lot 35	Daryl Young	Committee member present
Lot 41	Luisa Margetts	Committee member present
Lot 54	Mr Carey Beebe	Committee member present
Lot 56	Mr Kevin O'Shea	Committee member present
Lot 79	Sharen Carruthers	Committee member present
Lot 83	Mr David Gourley	Committee member present
Lot 97	Ian MacDonald	Committee member present
Lot 101	Loriene Dennes	Committee member present

Apologies: Nil

In Attendance: John Stevens (Building Manager), Sebastiano Trovato and Nancy Trovato (Lot 4), Stephen Neil (Strata Title Management).

Chairman: Stephen Neil (Strata Title Management) by invitation.

There being a quorum present the chairman declared the meeting open at 6:00PM.

Motion 1.	***Minutes***	***Ordinary Resolution Without use of Proxies***
RESOLVED that the minutes of the previous Strata Committee meeting be confirmed as a true and accurate account of the proceedings at that meeting.		

Motion 2.	Financial Statements	Ordinary Resolution

RESOLVED that the Financial Statements for the period up to 27/9/22 be accepted.

The Treasurer acknowledged the Building is operating within budget.

Motion 3.	Arrears Report	Ordinary Resolution

RESOLVED that the arrears report be tabled and accepted.

THAT action be taken against lot 14 in accordance with the approved levy recovery procedure.

Motion 4.	Building Management Report	Ordinary Resolution

RESOLVED that the Building Manager's report be tabled and any appropriate action determine, including the following:

1. Electricity contract expiry
   Notes: The current Electricity supply contract expires 31/12/2022, the Strata Committee instructed the Managing Agent that they will arrange a quote with the current supplier and the Managing Agent is to obtain a further tender to be reviewed by the Strata Committee

2. Insurance valuation update required prior to next renewal.
   Notes: The Strata Committee instructed the Managing Agent to obtain an updated insurance valuation prior to the next insurance renewal.

3. Update on Water Ingress Works.
   Notes: The Building Manager provided an update on all current water ingress works and the Strata Committee acknowledged all works are progressing to completion.

4. Update on fountain capping.
   Notes: The Strata Committee are to select the tile material to progress these works

5. Reassessment of likely remaining life of the Tower Lifts.
   Notes: The Strata Committee instructed the Building Manager to obtain a lift performance report to assist in determining the 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.
   Notes: The Strata Committee instructed the Managing Agent these works are on hold.

7. Opinion from Adrian Mueller regarding electricity supply limitations.
   Notes: The Strata Committee received legal opinion from Adrian Mueller for consideration and further discussion.

8. Consideration of the proposal with draft contract from Surfline to fit a rooftop camera to the building.
   Notes: It was considered the offer received from Surfline was insufficient considering the commercial nature of their enterprise. The Building Manager was instructed to inform Surfline accordingly.

Motion 5.	Approval of Minor Renovations - Lot 15 (Apartment A7) Air-conditioning	Ordinary Resolution Without use of Proxies

DEFEATED 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.

It was further RESOLVED that a like for like Split Air Conditioning replacement is approved for the Owner of Lot 15 (Apartment A7) in accordance with **Special By-Law 115 – Renovations.**

It was RESOLVED that as the works for a Ducted air conditioning system would occupy the common property ceiling space above Unit A7, that the installation of a ducted air conditioning system would require preparation and passing of a Special By-law at a General Meeting.

Motion 6.	Approval of Minor Renovations - Lot 4 (Shop 2) Air-conditioning	Ordinary Resolution Without use of Proxies

DEFEATED 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.

Notes: Approval in principle for the air conditioning system was indicated to Lot 4 (Shop 2) Owners in attendance. However, installation is not to proceed until a Special By-law is prepared and passed, detailing the various conditions including the rooftop location of the outdoor unit, and the fitting of 63A circuit breakers to the restaurant's internal switchboard, all at the expense of the Lot Owners. In addition, the deprecated HWS and rooftop exhaust ducting must be removed.

Motion 7.	By-Law Compliance - Commercial Lots Exhaust System Compliance	Ordinary Resolution

RESOLVED 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.

Motion 8.	By-law Compliance - Smoking - Lot 1 (Unit R1)	Ordinary Resolution Without use of Proxies

RESOLVED 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.

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

DEFEATED 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.

It was further **RESOLVED** the Managing Agent to issue a reminder to all Commercial Lots regarding Special By-law 105.1 – No Smoking registered with Strata Plan 50785

Motion 10.	Unauthorised Renovations in Commercial Lots	Ordinary Resolution

The Strata Committee held a discussion on action to be taken regarding non-authorized additions to common property by Lot 1 (The Pines) and Lot 12 (Zinc) and it was determined that this breach of By-Laws will be raised with the Commercial Owners at their forthcoming meeting.

Motion 11.	Meeting with Commercial Lots	Ordinary Resolution

RESOLVED THAT a Meeting is be called by the Strata Committee with all commercial owners and operators.

Motion 12.	Strata Committee Communication	Ordinary Resolution

A discussion was held on means to improve communication within and by the Strata Committee and it was determined Strata Committee Meeting Minutes are to be uploaded to Côte d'Azur website with an email notification to all Owners. Gatherings of the Strata Committee are to be recorded with notes and distributed to Strata Committee Members.

Motion 13.	Correspondence	Ordinary Resolution

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

A discussion was held on Electric Vehicle charging, particularly as a new tenant has moved in with two Teslas. STM agreed to send Origin Energy to site for investigation into possible Common Property charging setups for long term implementation. In the meantime, Opperman Electrical has come up with a possible solution with small meters fitted at minimum expense of the occupant to individual garages desiring EV charging, rather than forcing the Lot owner to cable back to their own supply meter as required under the present By-law.

Motion 14.	Next SCM Date and Time	Ordinary Resolution

RESOLVED that the date, time and venue for the next Strata Committee Meeting be determined

It was further RESOLVED Strata Committee Meetings will be held Bi Annually or on demand with the next Strata Committee Meeting to be held directly following the buildings AGM.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 08:30 PM



_____STRATA TITLE MANAGEMENT

Dated: 12 October 2022