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 **10, October, 2023**
1 McDonald Street, CRONULLA, NSW, 2230
Commencing at 05:00 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.

Motion 2.	***Matters Arising From Previous Meeting***

THAT matters arising from the previous minutes be discussed and any further action determined including the following items:

1. A12 Major Works
2. Tower Lift Upgrade Works
3. Commercial Compliance Meeting
4. Detritus Removal from Low-Rise Roof
5. Garage Cladding Compliance
6. Investment of Surplus Funds into Higher Bearing Interest Accounts
7. Mov In / Out Procedure - Reminder Letter

Motion 3.	***Financial Statements***

THAT the Financial Statements for the period up to 30/9/23 be accepted.

The Strata Committee have determined that the AGM Minutes - Motion 7 - Annual Budget and Contributions was minuted incorrectly by the Managing Agent. The contributions towards the Administration Fund and Capital Works Fund were minuted as GST inclusive and should have been minuted as GST exclusive. This has led to a shortfall in Lot Owner Contributions on the quarterly levies.

The Strata Committee are to discuss the and resolve the AGM Minutes, specifically - Motion 7 - Annual Budget and Contributions whereby it has been determined that an administrative error has resulted in the levy contributions being GST inclusive as opposed to GST exclusive (as resolved at the Annual General Meeting) and if thought fit agree on what action is required to remedy the shortfall in Lot Owner contributions.

Motion 4.	***Building Management Report***
THAT the Building Managers report be tabled and any appropriate action determined as follows: 1. Update on SSC Inspection of Commercial Garage Areas 2. Management of Renovations and Compliance	

Motion 5.	***General Discussion Item - Landlay Major Works***
That a General Discussion be held on the Landlay Major works and how the works are being funded and a course of action be determined.	

Motion 6.	***General Discussion - Update on Insurance Claims - Lot 9 and Lot 40***
THAT the Strata Committee be updated on the progress of insurance claims in progress relating to Lot 9 and Lot 41.	

Motion 7.	***General Discussion Item - Warranty Return Failed Waterproofing Pool Area***
THAT a General Discussion be held by the Strata Committee on the failed waterproofing in the pool area and the request for SummerScape's to review as a warranty repair and a course of action be determined.	

Motion 8.	***Correspondence***
THAT the Strata Committee review any correspondence needing attention and provide instructions.	

Motion 9.	***3 Month Extension of Agreement***
THAT the strata committee RESOLVES to extend the term of appointment of Strata Title Management Group Pty Limited as the strata managing agent for a further 3 months from 1/11/23.	

Motion 10.	***Next SCM Date and Time***
THAT the date, time and venue for the next Strata Committee Meeting be determined	

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Stephen Neil
STRATA TITLE MANAGEMENT

Dated: 5 October 2023

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