# 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 **12, December, 2023**
**1 McDonald Street, CRONULLA, NSW, 2230**
**Commencing at 05:00 PM**

| ***Motion 1.*** | ***Minutes*** |
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**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*** |
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**THAT** matters arising from the previous minutes be discussed and any further action determined including the following items:

1. Landlay 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*** |
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**THAT** the Financial Statements for the period up to 30/11/23 be accepted.

| ***Motion 4.*** | ***Building Management Report*** |
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**THAT** the Building Managers report be tabled and any appropriate action determined as follows:

1. AFSS Certification
2. Diesel Pump - Fire Sprinklers
3. Poolside Waterproofing Investigation and Warranty Repairs
4. Management of Renovations and Compliance
5. Car Parking on Common Property

| ***Motion 5.*** | ***General Discussion Item - Commercial Garage Compliance*** |
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**THAT** an update be received on Commercial Garage Compliance.

1. LPG gas bottle storage
2. Parking on CP
3. Removal & capping of Shop 2 Lot 4 Fishbowl exhaust

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

| ***Motion 7.*** | ***Ratify Approval of Insurance*** |
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**THAT** the Strata Committee acknowledges receipt of the recommendation of BCB, insurance brokers, and their attached Financial Services Guide, and ratifies the approval of the quotation for insurance from CHU UNDERWRITING AGENCIES PTY LTD in the amount of $129,439.00 as per the attached BCB recommendation.

| ***Motion 8.*** | ***Approval of Minor Renovations - Awning Lot 98 Unit C70*** |
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**THAT** the Strata Committee consent in accordance with Special By-Law **115** -Renovations, the Strata Committee approves for the Owner of Lot **98** Unit **C70** to carry out renovations as per the attached annexure and as per the terms and conditions set out under the Renovations By-Law.

Install an Awning

| ***Motion 9.*** | ***Approval of Minor Renovations - Kitchen Lot 89 Unit C61*** |
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| **THAT** the Strata Committee consent in accordance with Special By-Law **115** - Minor Renovations, the Strata Committee approves for the Owner of Lot **89** Unit **C61** to carry out renovations as per the attached annexure and as per the terms and conditions set out under the Minor Renovations By-Law.<br><br>Kitchen Renovation | |

| ***Motion 10.*** | ***Correspondence*** |
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| **THAT** the Strata Committee review any correspondence needing attention and provide instructions.<br><br>1) Lot 17, Unit A9 - Renovation Application - Ducted Air Conditioning | |

| ***Motion 11.*** | ***Next SCM Date and Time*** |
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| **THAT** the date, time and venue for the next Strata Committee Meeting be determined | |

**Stephen Neil**
**STRATA TITLE MANAGEMENT**

Dated: 6 December 2023

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