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 **15, August, 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.	
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.	

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	

Motion 3.	***Financial Statements***
THAT the Financial Statements for the period up to 31/7/23 be accepted.	

Motion 4.	***Building Management Report***
THAT the Building Managers report be tabled and any appropriate action determined as follows: 1. Weekly Communication with Strata Committee 2. Update on SSC Inspection of Commercial Garage Areas 3. Management of Renovations and Compliance 4. C46 Garage Door 5. Detritus Removal from Low-rise Roof	

Motion 5.	***General Discussion Item - Commercial Compliance***

THAT a General Discussion be held by the Strata Committee on Commercial Lot items listed below and a course of action be determined:

1. Restuarant Liability Insurance
2. Certification of Exhaust Cleaning, Maintenance and Replacement
3. Compliance with DA Requirements

Motion 6.	***General Discussion item - Garage Cladding Removal***

THAT a General Discussion be held by the Strata Committee on all garage cladding removal and a course of action be determined.

Motion 7.	***General Business / Updates***

THAT the Strata Committee consider any further items of General Business for discussion or action including the following:

1. Landlay -Major Works
2. Tower Lift Upgrade Works
3. AFSS Compliance
4. Fire Alarms
5. Engagement of Building Manager
6. Investment in Higher Bearing Interest Accounts

Motion 8.	***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.

Motion 9.	***Approval of Minor Renovations - Lot 103 Unit C75 Minor Bathroom***
THAT the Strata Committee consent in accordance with Special By-Law **115**- Renovations, the Strata Committee approves for the Owner of Lot **103** to carry out renovations as per the attached annexure and as per the terms and conditions set out under the Renovations By-Law. Minor Bathroom Renovations (Not including Waterproofing)	

Motion 10.	***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 1/8/23.	

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

Stephen Neil
STRATA TITLE MANAGEMENT

Dated: 8 August 2023

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