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 in 1 McDonald Street, CRONULLA, NSW, 2230
On 10 October 2023 commenced at 05:00 PM

PRESENT: D Young (Lot 35), G Garvan (Lot 37), L Margetts (Lot 41),C Beebe (Lot 54), K O'Shea (Lot 56), S Carruthers (Lot 79), P Scullion (Lot 93), I MacDonald (Lot 97)

APOLOGIES: L Dennes (Lot 101)

IN ATTENDANCE: T Masters (Lot 89), W Zenari – (Zenaris Maintenance Services), S Neil (Strata Title Management)

CHAIRPERSON: S Neil (by invitation).

THERE BEING A QUORUM PRESENT THE CHAIRMAN DECLARED THE MEETING OPEN AT 5.00 PM

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.	***Matters Arising From Previous Meeting***	***Ordinary Resolution***

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

1. A12 Major Works

The Strata Committee confirmed works are completed in unit A12.

2. Tower Lift Upgrade Works

The Strata Committee confirmed details of the replacement of the Tower lift electrical controllers will be tabled at the next General Meeting to determine funding so the works can proceed.

3. Commercial Compliance Meeting

The Strata Committee advised the meeting with Commercial Lots is being coordinated through Ross Robinson.

4. Detritus Removal from Low-Rise Roof

The Strata Committee advised inspection of the low rise roof will be undertaken with the Building Manager.

5. Garage Cladding Compliance

The Strata Committee confirmed receipt of the report from Red Fire Engineers on the Garage Fire Safety Compliance. Further investigations will proceed after lodgement of the AFSS.

6. Investment of Surplus Funds into Higher Bearing Interest Accounts

The Strata Manager confirmed reinvestment in current term deposits has been completed to the instructions of the Committee. It was further resolved to invest a further $280,000 from the Capital Works fund on a 3-month term.

7. Move In / Out Procedure - Reminder Letter

The Strata Committee confirmed a reminder letter is to be prepared and issued to Property Managers on the Move In / Move Out procedure at the building.

Motion 3.	***Financial Statements***	***Ordinary Resolution***
RESOLVED that the Financial Statements for the period up to 30/9/23 be accepted. It was determined that Motion 7 - Annual Budget and Contributions of the last AGM was minuted incorrectly by the Managing Agent, with the contribution figure for both funds shown as GST exclusive even though the text said those figures were GST inclusive. This has led to a shortfall in Lot Owner Contributions on recent quarterly levies. The Strata Committee held a discussion on the contributions to the Administration Fund and Capital Works Fund and it was determined the GST shortfall in Lot Owner contributions to both funds will be added to the final quarter levies due 01/12/2023. The AGM minutes are to be amended and redistributed at STM expense.		

Motion 4.	***Building Management Report***	***Ordinary Resolution***
RESOLVED that the Building Manager's report be tabled and appropriate action determined as follows: 1. Update on SSC Inspection of Commercial Garage Areas Council has confirmed a review is still in progress on the Commercial Garage areas and their report is pending. 2. Management of Renovations and Compliance The Strata Committee determined the renovation application form will be amended to include details on the renovation bond and Lot Owner cost responsibility in relation to Building Manager intervention, additional cleaning, or damages. 3. AFSS Certification The Building Manager confirmed the AFSS Inspection has been completed by Newsound and we are awaiting receipt of their defect report.		

Motion 5.	***General Discussion Item - Landlay Major Works***	***Ordinary Resolution***
The Strata Committee has received and reviewed the Landlay Tender Assessment of the water ingress rectification required to units C72, C76, & C77. A General Discussion was held on the necessary funding. The Landlay report will be distributed to all Owners and on onsite information meeting scheduled to provide Landlay to the opportunity to directly respond to any concerns of Owners, who will be requested to submit any questions they have on the proposed Major Works prior to the onsite meeting. Following the onsite meeting with Landlay, a General Meeting of the Owners will be scheduled to determine proceeding and how the works will be funded between our existing and forecast available Capital Works Fund balance, and a Special Levy.		

Motion 6.	***General Discussion - Update on Insurance Claims - Lot 9 and Lot 40***	***Ordinary Resolution***
The Strata Manager **CONFIRMED** a warranty review on Lot 9 flooring insurance repairs is in progress with the building's insurer following the Owner of Lot 9 providing a Flooring Specialist report on insurance repairs completed. Lot 41 burst pipe insurance claim is in progress with claim settlement nearing finalisation.		

Motion 7.	***General Discussion - Failed Waterproofing Pool Area***	***Ordinary Resolution***
A General Discussion was held by the Strata Committee on the failed waterproofing in the pool area and the request for SummerScapes inspect and undertake warranty repairs.		

Motion 8.	***Correspondence***	***Ordinary Resolution***
RESOLVED that the Strata Committee review any correspondence needing attention and provide instructions. There was no further Correspondence tabled at this meeting.		

Motion 9.	*3 Month Extension of Agreement*	*Ordinary Resolution Without use of Proxies*
The strata committee **RESOLVED** 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*	*Ordinary Resolution*
RESOLVED that the next Strata Committee Meeting will be held Tuesday 12th December 2023		

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 6:37 PM



STRATA TITLE MANAGEMENT
Dated: 16 October 2023