STM Building Smarter Communities
STRATA TITLE MANAGEMENT

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ABN 43 119 665 762
PO Box 56
Sutherland NSW 1499
t. +61 2 9266 2600
www.stratatitle.com.au

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 12 December 2023 commenced at 05:00 PM

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. Landlay Major Works

The Strata Manager confirmed the electronic EGM was held with the major water ingress remediation works and special levy being approved. Landlay are currently preparing contracts, insurance and scheduling of the remedial works.

2. Tower Lift Upgrade Works

The Strata Committee determined to have the Lift consultant update recommendations on required works and timeframe.

3. Commercial Compliance Meeting

Council has informed all Commercial Lots of their intention to issue orders forcing compliance with their DA conditions. The Strata Committee is supportive of the Commercial Lots applying to Council to update their DAs to reflect their existing trading requirements, noting that the restaurants have been previously informed that their power consumption is already running close to the maximum electrical capacity available, and that the OC cannot be held responsible for power outages caused by their unapproved equipment.

4. Detritus Removal from Low-Rise Roof

The Strata Committee confirmed this will be undertaken in more favourable weather conditions.

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 in the New Year.

6. Investment of Surplus Funds into Higher Bearing Interest Accounts

The Strata Manager confirmed instructions have been received on the investment of surplus funds into higher bearing interest accounts and are currently being actioned.

7. Mov In / Out Procedure - Reminder Letter

The Strata Committee confirmed the reminder letter for distribution to all Property Managers has been drafted.

Motion 3.	***Financial Statements***	***Ordinary Resolution***
RESOLVED that the Financial Statements for the period up to 30/11/23 be accepted.		

Motion 4.	Building Management Report	Ordinary Resolution

RESOLVED that the Building Managers report be tabled and any appropriate action determined as follows:

1. AFSS Certification

The Strata Manager confirmed AFSS has been lodged and certified with council excluding the Diesel Sprinkler Pump replacement.

2. Diesel Pump - Fire Sprinklers

The Strata Committee confirmed the Diesel Sprinkler Pump has been installed today.

3. Poolside Waterproofing Investigation and Warranty Repairs.

The Strata Committee confirmed Landlay have commenced investigating the failure of the pool area membrane, and are awaiting their report to determine proceeding with warranty repairs through SummerScapes.

4. Management of Renovations and Compliance.

The Strata Committee confirmed the renovation guidelines and application form have been updated to reflect renovation bonds and compliance management of the works.

5. Car Parking on Common Property

It was noted that the generous 2-hour allotment for loading and unloading of commercial supplies at the NW end of B2 is being abused by Commercial lots for extended periods. All Owners and Residents are requested to familiarise themselves with Special By-Law 109 governing vehicles and garages.

Motion 5.	General Discussion Item - Commercial Compliance	Ordinary Resolution

THAT an update be received on Commercial Compliance.

1. LPG gas bottle storage

The Strata Committee have raised concerns on the large number of LPG gas bottles being stored and will raise this concern at the Commercial Compliance meeting.

2. Parking on CP

The Strata Committee have raised concerns with parking on Common Property and will raise this concern at the Commercial Compliance meeting.

3. Removal & Capping of Shop 2 Lot 4 Fishbowl exhaust

The Strata Committee confirmed a condition of Shop 2, Lot 4 Fishbowl air conditioning approval was that the deteriorated rooftop exhaust would be removed and the riser capped. The Strata Committee further confirmed that this removal of the exhaust will not prevent future installation of an exhaust should a new tenant require it.

Motion 6.	General Discussion - Update on Insurance Claims - Lot 9 and Lot 40	Ordinary Resolution

THAT the Strata Committee be updated on the progress of insurance claims in progress relating to Lot 9 and Lot 41.

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 approved. Moisture was observed in the works area, and this is being further investigated prior to insurance repairs being undertaken.

Motion 7.	Ratify Approval of Insurance	Ordinary Resolution Without use of Proxies

RESOLVED 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	Ordinary Resolution Without use of Proxies
RESOLVED that in accordance with Special By-Law **115** -Renovations, the Strata Committee approves for the Owner of Lot **98** Unit **C70** to carry out awning installation as per their application and under terms and conditions of the Renovations By-Law.		

Motion 9.	Approval of Minor Renovations - Kitchen Lot 89 Unit C61	Ordinary Resolution Without use of Proxies
RESOLVED that in accordance with Special By-Law **115** - Minor Renovations, the Strata Committee approves for the Owner of Lot **89** Unit **C61** to carry out their kitchen renovation as per their application and under the terms and conditions set out under the Minor Renovations By-Law.		

Motion 10.	Correspondence	Ordinary Resolution
RESOLVED that the Strata Committee review any correspondence needing attention and provide instructions. 1) Lot 17, Unit A9 - Renovation Application - Ducted Air Conditioning: A By-law has been prepared for agreement by the Lot 17 owner and tabling at the next General Meeting.		

Motion 11.	Next SCM Date and Time	Ordinary Resolution
RESOLVED that the next Strata Committee Meeting will be held Tuesday 13th February 2024		

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 6:40 PM



STRATA TITLE MANAGEMENT
Dated: 13 December 2023