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 13 June 2023 commenced at 05:00 PM

PRESENT:	D Young (Lot 35), G Garvan (Lot 37), K O'Shea (Lot 56), S Carruthers (Lot 79), P Scullion (Lot 93), I MacDonald (Lot 97)
PRESENT BY ELECTRONIC VOTING	L Margetts (Lot 41),
APOLOGIES:	C Beebe (Lot 54), L Dennes (Lot 101)
IN ATTENDANCE:	G Giovenco and M Giovenco (Lot 20) 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 held 12/04/2023 be confirmed as a true and accurate account of the proceedings at that meeting.		

Motion 2.	***Financial Statements***	***Ordinary Resolution***
RESOLVED that the Financial Statements for the period up to 31/5/23 be accepted.		

Motion 3.	***General Discussion Item - Budgets and Contributions Shortfall***	***Ordinary Resolution***
A General Discussion was held by the Strata Committee on the shortfall in the Budget and Contributions determined at the AGM meeting (Motion 7) held 12/04/2023. The shortfall in the Budget and Contributions is to be tabled at a future Extraordinary General Meeting for determination to address the shortfall.		

Motion 4.	***Building Management Report***	***Ordinary Resolution***
RESOLVED that the Building Managers report be tabled and any appropriate action determined as follows: 1. Generator doors to be actioned. 2. Follow up Landlay tender The Strata Committee acknowledged and were appreciative of Walters progress on repairs and maintenance at the building.		

Motion 5.	By-Law Residential Resort Area	Ordinary Resolution
A General Discussion was held by the Strata Committee on the amendments to the By-Law 112 - Residential Resort Area and correspondence received by Lot Owners. It was determined By-Law 112 - Residential Resort is fit for purpose in its current form and no further amendments are required at this time.		

Motion 6.	General Discussion - Council Inspection Storage of Items in Carpark	Ordinary Resolution
A General Discussion was held by the Strata Committee on Councils request to inspect the Carpark in relation to storage of items in the carpark and it was determined Walter (Building Manager), S Curruthers (SC Representative) and R Robinson (Commercial Representative) will be in attendance on the Councils inspection.		

Motion 7.	General Business / Updates	Ordinary Resolution

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

1. Landlay - Water ingress rectification including Unit A12

A12 Owner attended the meeting and raised their disappointment with the Strata Committee on the balcony works progress. The Strata Committee confirmed works have recommenced and are progressing in unit A12.

The Strata Committee confirmed that Landlay have completed the Design Spec on water ingress rectification and are now completing the Tender stage where recommendations will be submitted on contractor engagement by Landlay.

2. AFSS Compliance

The Strata Committee confirmed AFSS Compliance has been completed and Walter will manage Newshound through the next AFSS compliance period.

3. B block internal smoke alarms and display of current Annual Fire Safety Certificate

The Strata Committee confirmed Newshound have reviewed B block internal smoke alarms and have confirmed Fire Safety Compliance. The current Annual Fire Safety Certificate is on display in the foyer.

4. Engagement of Building Manager

The Strata Committee confirmed a Building Manager Contract has been prepared and is currently being reviewed by the Strata Committee to continue Zenaris Property Maintenance engagement as Building Managers.

5. Building Manager communication including roles, responsibilities, scheduled attendance and reporting.

The Building Manager, Walter, confirmed all repairs, maintenance and cleaning requests are to be submitted to Walter directly. Caretaking requests can be submitted directly to Herman. Walter confirmed his engagement at the property being 15 hours per week, Monday to Friday. The hours vary each day depending upon trades and contractors' onsite times. A Building Management Report will be distributed Bi-Monthly as part of the Strata Committee Meeting agenda.

6. A4 Insurance Claim – Warranty request on works completed by insurer

The Strata Manager confirmed a warranty claim on insurance works completed in unit A4 is under review.

Motion 8.	3 Month Extension of Agreement	Ordinary Resolution Without use of Proxies
RESOLVED 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 1/5/23.		

Motion 9.	*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 10.	*Next SCM Date and Time*	*Ordinary Resolution*
AMENDED & RESOLVED that the next Strata Committee Meeting be held onsite on Tuesday 15th August at 5pm		

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 6:30 PM



STRATA TITLE MANAGEMENT
Dated: 13 June 2023