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 15 August 2023 commenced at 05:00 PM

PRESENT: C Beebe (Lot 54), K O'Shea (Lot 56), S Carruthers (Lot 79), P Scullion (Lot 93), I MacDonald (Lot 97) L Dennes (Lot 101)

APOLOGIES: D Young (Lot 35), G Garvan (Lot 37), L Margetts (Lot 41),

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 advised A12 water ingress works have progressed well and are nearing completion.		

Motion 3.	***Financial Statements***	***Ordinary Resolution***
RESOLVED that the Financial Statements for the period up to 31/7/23 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. Weekly Communication with Strata Committee

The Strata Committee determined the Building Manager is to continue to provide Monthly reports. The need for Weekly reporting will be reviewed at a later time.

2. Update on SSC Inspection of Commercial Garage Areas

The Building Manager confirmed we are awaiting response from SSC following their inspection of the Commercial garage areas.

3. Management of Renovations and Compliance

The Strata Committee held a discussion on the management of Lot Owner renovations impact on the Common Property compliance and cleanliness and it was determined that any additional costs incurred for the Building Managers involvement including cleaning, will be deducted from the bond applicable to lot Owner renovation as set out in Special By-Law 115 and the Renovation Application form. Owners will be notified prior to the Building Manager's involvement to address any issues raised before incurring any cost deductions on their Bond.

4. C46 Garage Door

The Strata Committee confirmed C46 Garage Door has been replaced.

5. Detritus Removal from Low-rise Roof

The Strata Committee will inspect the low-rise roof and determine any action required.

Motion 5.	General Discussion Item - Commercial Compliance	Ordinary Resolution

A General Discussion was held by the Strata Committee on Commercial lot issues listed below and it was determined the Strata Committee and Building Manager will arrange a meeting with the Commercial Lot Owners and Operators to improving working relationships.

1. Restaurant Liability Insurance
2. Certification of Exhaust Cleaning, Maintenance and Replacement
3. Compliance with By-laws and DA requirements

Motion 6.	General Discussion item - Garage Cladding Removal	Ordinary Resolution

A General Discussion was held on the necessity of removal of garage cladding to restore the free flow of ventilation and it was determined the Strata Committee will obtain advice from Rohan Defries of Red Fire Engineers Pty Ltd on Garage Cladding compliance.

Motion 7.	General Business / Updates	Ordinary Resolution

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

1. Landlay -Major Works

The Strata Committee confirmed Landlay provided an update that all tenders have been received for the water ingress rectification required for both penthouses. Their tender assessment would be imminently received whereupon a General Meeting can be called to determine how the works will be funded.

2. Tower Lift Upgrade Works

The Stata Committee had been previously advised the Tower Lifts require replacement due to the unavailability of parts to repair and continue operation in the event of a breakdown. Following the recent lift consultancy audit it was determined that replacement of Electrical Control Boards would alleviate the risk of breakdown. The Strata Committee determined quotes are to be obtained and tabled at the next General Meeting to determine how the works will be funded.

3. AFSS Compliance

The Strata Committee confirmed the present firs services contractor Newsound will commence compliance inspections in September 2023.

4. Fire Alarms

The Strata Committee reviewed the two recent fire alarm call outs and determined the false alarm costs cannot be passed to the relevant owners. It was further determined the height limit signage for the garage is to be updated.

5. Engagement of Building Manager

The Strata Committee confirmed a final draft Building Management contract is under review and will be tabled at the next General Meeting for ratification.

6. Investment in Higher Bearing Interest Accounts

The Strata Committee will review the Investment Accounts and provide further instructions to the Managing Agent on investing funds in higher interest bearing accounts.

6. Move In / Out Procedure

The Strata Committee determined to issue a reminder to all Owners change of occupancy requirements including Special By-Law 114 Movement of Furniture.

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.	Approval of Minor Renovations - Lot 103 Unit C75 Bathroom	Ordinary Resolution Without use of Proxies

RESOLVED that in accordance with Special By-Law 115 — Renovations, the Strata Committee approved the Owner of Lot 103 to carry out minor bathroom renovations (not including any alteration to waterproof membranes) as per the application and the terms of that By-Law.

Motion 10.	*3 Month Extension of Agreement*	*Ordinary Resolution Without use of Proxies*
RESOLVED that the Strata Committee 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*	*Ordinary Resolution*
RESOLVED that the next Strata Committee Meeting be held on Tuesday 10th October 2023 onsite.		

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 7:30 PM



STRATA TITLE MANAGEMENT
Dated: 18 August 2023