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 **3, December, 2024**
1 McDonald Street, CRONULLA, NSW, 2230
Commencing at 05:00 PM

Motion 1.	***Minutes***
THAT the minutes of the previous Strata Committee meeting held 15/10/2024 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.	***Financial Statements***
THAT the Financial Statements for the period up to 21/11/2024 be accepted.	

Motion 3.	***Matters Arising From Previous Meeting***
THAT matters arising from the previous minutes be discussed and any further action determined including the following items: 1. Tower Lift Upgrade Works 2. Commercial Compliance - DA 3. Commercial Compliance Meeting - Sub Committee K.O & L.D 4. Commercial Maintenance - Gutters and Awnings / Cool Room Condensate 5. Car Parking on Common Property / Visitor Parking Stickering & Voluntary Workers 6. Rust remediation - N.B - AGM 7. Electrical Upgrade - C.O -Bollard Replacements 8. External Window Cleaning	

Motion 4.	***Building Management Report***
THAT the Building Managers report be tabled and any appropriate action determined. 1. Poolside Waterproofing - Warranty - Summerscapes 2. C70, Lot 98 Balcony Waterproofing Effervescence - Wrightsons 3. A7 Window Frame Powder Coating Failure 4. AFSS Update - Due 21/12/2024	

Motion 5.	***Remedial Works Landlay - Lots 99, 104 & 105***
THAT the Strata Committee be updated on the progress of the Major Remedial Works in Lots 99, 104 & 105 under Landlay Superintendence.	

Motion 6.	***General Discussion - Update on Insurance Claims - Lot 9***
THAT the Strata Committee be updated on the progress of insurance claims in progress relating to Lot 9	

Motion 7.	***General Business Items***
THAT General Business Items be discussed and any further action determined. • Short Term Letting Breach	

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

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Stephen Neil
STRATA TITLE MANAGEMENT

Dated: 26 November 2024

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