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 **5, March, 2024**
1 McDonald Street, CRONULLA, NSW, 2230
Commencing at 05:00 PM

Motion 1.	***Minutes***
THAT the minutes of the previous Strata Committee meeting 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.	***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 4. Detritus on Low-Rise Roof 5. Garage Cladding Compliance 6. Move In / Out Procedure	

Motion 3.	***Financial Statements***
THAT the Financial Statements for the period up to 31/1/24 be accepted.	

Motion 4.	***Building Management Report***

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

1. Rooftop Waterproofing
2. Poolside Waterproofing - Warranty
3. AFSS Change in Contractor
4. Management of Renovations
5. Car Parking on Common Property

Motion 5.	***General Discussion - Short Term Letting By-Law***

THAT a General Discussion be held by the Strata Committee on the short term letting By-Law and a course of action be determined.

Motion 6.	***General Discussion Item - AGM Preperation***

That a General Discussion be held by the Strata Committee on AGM preperation and a course of action be determined.

1. Budgets
2. By-Laws

Motion 7.	***General Discussion - Update on Insurance Claims - Lot 9, Lot 20 and Lot 40***

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

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.	***Approval of Minor Renovations - Flooring Lot 89 Unit C61***

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 flooring renovation as per their application and under the terms and conditions set out under the Minor Renovations By-Law.

Motion 10.	***3 Month Extension of Agreement***
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 1/2/24.	

Motion 11.	***Next AGM and SCM Date and Time***
THAT the date, time and venue for the next Annual General Meeting and Strata Committee Meeting be determined	

Stephen Neil
STRATA TITLE MANAGEMENT

Dated: 28 February 2024

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