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 **11, June, 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 07 May 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.	***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. Garage Cladding Compliance 5. Car Parking on Common Property / Visitor Parking 6. Rust remediation - N.B - AGM 7. Electrical Upgrade - C.O - AGM	

Motion 3.	***Financial Statements***
THAT the Financial Statements for the period up to 31/5/24 be accepted.	

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

THAT the Building Managers report be tabled and any appropriate action determined.

1. Rooftop Waterproofing
2. Poolside Waterproofing - Warranty
3. C70, Lot 98 Balcony Waterproofing Effervescence
4. Detritus on Common Property

Motion 5.	***Remedial Works Landlay - Lots 104 & 105***

THAT the Strata Committee be updated on the progress of the Major Remedial Works in Lots 104 & 105 under Lanldlay Superintendence.

Motion 6.	***Approval of Quotation - Lot 99 Balcony Waterproofing***

THAT the Strata Committee on behalf of Strata Plan 50785 ratify the approval to proceed with quotation from J-Build dated 06/05/2024 for the balcony waterproofing remedial works in Lot 99 as detailed in the attached quote in the amount of $152,802.00 incl GST and that the works were further determined as a contract variation to Lots 104 & 105 works in progress with with Landlay Superintending.

Explanatory Note:This motion is for the acceptance of costs in relation to (worked being carried out)

Motion 7.	***General Discussion Item - AFSS Contractor Tender***

THAT a General Discussion be held by the Strata Committee on the AFSS Contractor tender progress, including a review of quotes received and a course of action be determined.

Motion 8.	***General Discussion - Update on Insurance Claims - Lot 9 & Lot 41***

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

Motion 9.	***Correspondence***
THAT the Strata Committee review any correspondence needing attention and provide instructions. 1. Rust Removal and Flexible Hoses - Lot 58 request	
Explanatory Note: *This motion is to determine whether items of correspondence are needed in relation to common property areas within the complex.*	

Motion 10.	***Next SCM Date and Time***
THAT the date, time and venue for the next Strata Committee Meeting be determined	

Stephen Neil
STRATA TITLE MANAGEMENT

Dated: 4 June 2024

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