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 **27, August, 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 11 June 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 31/07/2024 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. Garage Cladding Compliance 5. Car Parking on Common Property / Visitor Parking / Contractors 6. Rust remediation - N.B - AGM 7. Electrical Upgrade - C.O - AGM	

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

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

1. Rooftop Waterproofing - Certification and Compliance
2. Poolside Waterproofing - Warranty - Summerscapes
3. C70, Lot 98 Balcony Waterproofing Effervescence - Wrightsons
4. Recycling Signage
5. Green Recycling Bins Relocation
6. AFSS Contractor Tender
7. Renovations - Bond

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 & Lot 41***

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

Motion 7.	***Approval of Minor Renovations - Lot 24 Change In Flooring***

THAT the Strata Committee consent in accordance with Special By-Law **115** - Renovations, the Strata Committee approves for the Owner of Lot **24** to carry out Minor Renovations as per the attached annexure and as per the terms and conditions set out under the Renovations By-Law.

Change in Flooring

Motion 8.	***Approval of Minor Renovations - Lot 89 - Split Air Conditioner***

THAT the Strata Committee consent in accordance with Special By-Law **115** - Renovations, the Strata Committee approves for the Owner of Lot **89** to carry out Minor Renovations as per the attached annexure and as per the terms and conditions set out under the Renovations By-Law.
Split Air Conditioner

Motion 9.	***Approval of Minor Renovations - Lot 20 - Split Air Conditioner***
THAT the Strata Committee consent in accordance with Special By-Law **115** - Minor Renovations, the Strata Committee approves for the Owner of Lot **20** to carry out Minor Renovations as per the attached annexure and as per the terms and conditions set out under the Renovations By-Law. Split Air Conditioner	

Motion 10.	***Correspondence***
THAT the Strata Committee review any correspondence needing attention and provide instructions. 1. Installation of Street Library - Lot 43	
Explanatory Note: *This motion is to determine whether items of correspondence are needed in relation to common property areas within the complex.*	

Motion 11.	***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: 21 August 2024

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