# 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 October 2024 commenced at 05:00 PM

**PRESENT:** G Garvan (37), L Margetts (41), K O'Shea (56), S Carruthers (79), P Scullion (93),

**APOLOGIES** C Beebe (54), T Masters (89), I McDonald (97), L Dennes (101)

**IN ATTENDANCE:** G Testa (98), Walter Zenari (Zenaris Maintenance), Stephen Neil (Strata Title Management)

**CHAIRPERSON:** Stephen Neil (Strata Title Management) by invitation.

**There being a quorum present the chairperson declared the meeting open at 5:00PM.**

| ***Motion 1.*** | ***Minutes*** | ***Ordinary Resolution Without use of Proxies*** |
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| **RESOLVED** that the minutes of the previous Strata Committee meeting held 27/10/2024 be confirmed as a true and accurate account of the proceedings at that meeting. | | |

| ***Motion 2.*** | ***Financial Statements*** | ***Ordinary Resolution*** |
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| **RESOLVED** that the Financial Statements for the period up to 30/09/2024 be accepted. | | |

| ***Motion 3.*** | ***Matters Arising From Previous Meeting*** | ***Ordinary Resolution*** |
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**RESOLVED** that matters arising from the previous minutes be discussed and any further action determined including the following items:

1. Tower Lift Upgrade Works
   The Strata Committee determined to invite Rod Post, Lift Expert to attend the next SCM Meeting to discuss progressing the Tower Lift upgrade works.

2. Commercial Compliance – DA
   The Strata Committee confirmed a request had been received from the Commercial representatives for plans required by the Town Planner for the Commercial Lot's DA application with Council. The Strata Committee determined to provide all available plans to assist with this request.

3. Commercial Compliance Meeting - Sub Committee K.O & L.M
   The Sub Committee confirmed L.M and Building Manager met with Commercial Representatives onsite to discuss maintenance items. The meeting was productive with communication channels open and viewed as conducive to fostering a good working relationship with the Commercial lots.

4. Commercial Maintenance - Gutters and Awnings / Cool Room Condensate
   As part of the above meeting the Cool Room Condensate, Gutters and Awnings and water drainage into Air Vents was discussed and works are progressing on addressing these concerns

raised.

5. Car Parking on Common Property / Visitor Parking Stickering & Voluntary Workers
   The Strata Committee confirmed they are awaiting advice from Adrian Mueller.

6. Rust remediation - N.B – AGM
   The Strata Committee confirmed works have been scheduled on the rust remediation of the Pergola entrance to the Basement. Balcony Soffits will be further investigated in early 2025.

7. Electrical Upgrade - C.O -Bollard Replacements
   On Hold

8. Street Library Trial
   Successful trial completed; the Street Library is to remain in place.

9. External Window Cleaning
   The Strata Committee confirmed the External Window Cleaning remains under consideration.

| ***Motion 4.*** | ***Building Management Report*** | ***Ordinary Resolution*** |
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**RESOLVED** that the Building Managers report be tabled and any appropriate action determined.

1. Poolside Waterproofing - Warranty – Summerscapes
   Summerscapes have accepted the warranty claim and undertaking, works are being scheduled with Landlay superintending.

2. C70, Lot 98 Balcony Waterproofing Effervescence – Wrightsons
   Landlay are currently working with Wrightsons on the warranty claim and undertaking. Noting the warranty expires in January 2025, the Strata Committee determined to proceed with an NCAT application on 31/10/2024 should Wrightsons not agree to an undertaking by that time.

3. A7 Window Frame Powder Coating Failure
   Mark Williams has reported 888 Windows are not responding to the warranty request at this time. The Strata Committee determined to review this request on 31/10/2024 to determine proceeding.

4. AFSS Update - Due 21/12/2024
   The Building Manager confirmed the Annual Inspections has been completed and further inspections are in progress. The building is on track for lodging compliance with council when due.

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

The Strata Committee confirmed the following works are to be completed:

- Balustrade Capping
- Planter Box Repairs
- Rebuild Partitioning Wall
- Windows.

An updated works schedule including estimated completion is attached to these meeting minutes.

| ***Motion 6.*** | ***Approval of Quotation - Window Replacement and sill detail to Unit 76 and 77*** | ***Ordinary Resolution Without use of Proxies*** |
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| **RESOLVED** that the Strata Committee on behalf of Strata Plan 50785 ratifies the acceptance of quotation for Variation 3 from J Build dated 27/08/2024 for the Window Replacement and sill detail to Unit 76 and 77in the amount of $129,006.00 Incl. GST. |

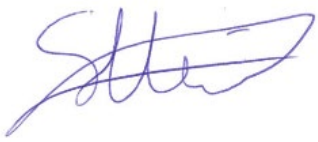
| ***Motion 7.*** | ***General Discussion - Update on Insurance Claims - Lot 9 & Lot 41*** | ***Ordinary Resolution*** |
|---|---|---|
| **RESOLVED** that the Strata Committee be updated on the progress of insurance claims in progress relating to Lot 9 and Lot 41.<br><br>**Note:** The Strata Manager confirmed Lot 41 Insurance Claim has been settled. Lot 9 claim is awaiting an AFCA dispute resolution. | | |

| ***Motion 8.*** | ***Correspondence*** | ***Ordinary Resolution*** |
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| **RESOLVED** that the Strata Committee review any correspondence needing attention and provide instructions.<br><br>**Note:** There was no further correspondence tabled at this meeting. | | |

| ***Motion 9.*** | ***Next SCM Date and Time*** | ***Ordinary Resolution*** |
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| **RESOLVED** that the next Strata Committee Meeting will be held onsite on Tuesday 3rd December 2024 at 5:00 PM | | |

| ***Motion 9.*** | ***General Business*** | ***Ordinary Resolution*** |
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| The Strata Committee determined an annual Peer Review of all contracted services will commence in February 2025. | | |

**THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 06:36 PM**



**STRATA TITLE MANAGEMENT**
Dated: 15th October 2024