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 3 December 2024 commenced at 05:00 PM

PRESENT: G Garvan (37), L Margetts (41), C Beebe (54), K O'Shea (56), S Carruthers (79), T Masters (89), P Scullion (93), I MacDonald (97), L Dennes (101)

IN ATTENDANCE BY TELECONFERENCE: Walter Zenari (Zenaris Maintenance),

IN ATTENDANCE: T Korbel (98), R Post (EMS Corp Pty Ltd), 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.

General Discussion Meeting Notes
The Meeting commenced with Motion 3.1 with R Post of EMS Corp Pty Ltd leaving the meeting following this discussion. T Korbel (98) raised the stainless-steel railings in his unit have been identified as a defect warranty repair as part of the Landlay / J-Build Major Works and then left the meeting.

Motion 1.	***Minutes***	***Ordinary Resolution Without use of Proxies***
RESOLVED 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.		

Motion 2.	***Financial Statements***	***Ordinary Resolution***
RESOLVED that the Financial Statements for the period up to 21/11/2024 be accepted.		

Motion 3.	***Matters Arising From Previous Meeting***	***Ordinary Resolution***

RESOLVED that matters arising from the previous minutes be discussed and any further action determined including the following items:

1. Tower Lift Upgrade Works
   R Post of EMS Lifts conducted a Q & A with the Strata Committee on the proposed Lift Upgrade works including Lift Controllers, AC Gearless Motors, Lift Doors and Display Screens including service interruptions during works. The tender from EMS Lifts will be amended and finalised in the coming week.

2. Commercial Compliance – DA
   The Strata Committee confirmed Ross Robinson has been provided with architectural drawings on request from his planning consultant.

3. Commercial Compliance Meeting - Sub Committee K.O & L.D
   The Sub Committee and Building Manager are scheduling a meeting with the Commercial Lots to review works progress on the Gutters and Awnings / Cool Room Condensate.

4. Commercial Maintenance - Gutters and Awnings / Cool Room Condensate
   The Strata Committee confirmed the Commercial Lots remediation of the Cool Room Condensate, Gutters and Awnings and water drainage into Air Vents are in progress and currently being reviewed by the Building manager and Sub-Committee.

5. Car Parking on Common Property / Visitor Parking Stickering & Voluntary Workers
   The Strata Committee confirmed procedures relating to Car Parking on Common Property have been reviewed and completed.

6. Rust remediation - N.B – AGM
   The Strata Committee confirmed quotes are progressing on the Pergolas and entrance to Basement.

7. Electrical Upgrade - C.O -Bollard Replacements
   The Strata Committee confirmed quotes are in progress on the Bollard replacements in Stainless Steel and emergency lighting.

   Concerns were raised regarding utility suppliers canvassing residents to have their electricity meter replaced with a smart meter. All residents and owners will be informed to deny the replacement and explain the reasons why. A smart meter consultant has already visited the building, and a proposal is being sought for all the meters to be upgraded at once.

8. External Window Cleaning
   The Strata Committee requested the Building Manager obtain quotes on inaccessible External Window Cleaning to be tabled at the AGM for a determination on proceeding.

Motion 4.	***Building Management Report***	***Ordinary Resolution***

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

1. Poolside Waterproofing - Warranty – Summerscapes
   The Building Manager confirmed the completion of Poolside Waterproofing warranty repairs is expected 18/12/2024

2. C70, Lot 98 Balcony Waterproofing Effervescence – Wrightsons
   The Building Manager confirmed an undertaking for warranty repairs has been resolved and awaiting scheduling of works with Wrightson's

3. A7 Window Frame Powder Coating Failure
   The Building Manager confirmed 888 Windows are preparing a quote to address the Window Frame powder coating failure. J Build are preparing a quote for removing the effervescence and resealing the Balcony also in Unit A7.

4. AFSS Update - Due 21/12/2024
   The Building Manager confirmed the AFSS final inspections are in progress and the AFSS Compliance is on track for lodgement with Council prior to the due date.

Motion 5.	***Remedial Works Landlay - Lots 99, 104 & 105***	***Ordinary Resolution***

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 stainless-steel railing have been identified as a defect warranty repair and rectification is being scheduled.

The removal of the External Lift is expected on 13/12/2024, and the complete removal of Dyna-Bolt fixtures, cleaning and patching will be closely monitored.

Motion 6.	***General Discussion - Update on Insurance Claims - Lot 9***	***Ordinary Resolution***

RESOLVED that the Strata Committee be updated on the progress of insurance claims in progress relating to Lot 9

The Strata Manager confirmed the Flooring Warranty claim for Lot 9 has been settled following an AFCA independent review.

Motion 7.	***General Business Items***	***Ordinary Resolution***

RESOLVED that General Business Items be discussed and any further action determined.

- Short-Term Letting Breach
  The Strata Committee determined access to the Resort Area for short term rental guests will be disabled for failure by the Lot owner to comply with our requests to satisfy the requirements of Special By-law 144 — Short-Term Rental Accommodation (STRA).

- E-Charging By-Law
  The Strata Committee determined a By-law to address the fire and safety risks of lithium battery charging (for example eBikes) will be drafted for consideration of the committee and presentation to the Owners at the next AGM.

- Insurance Renewal
  The Strata Committee confirmed receipt of an insurance renewal quote from BCB Brokers recommending CHU Insurance and determined to proceed with the insurance renewal with CHU. It was noted no other Insurance quotes were received for comparison due to open claims and claims history.

Motion 8.	***Correspondence***	***Ordinary Resolution***

RESOLVED that the Strata Committee review any correspondence needing attention and provide instructions.

No further correspondence was tabled.

Motion 9.	***Next SCM Date and Time***	***Ordinary Resolution***

RESOLVED that the next Strata Committee Meeting will be held onsite on Tuesday 18th February 2025 at 5:00 PM

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 07:06 PM



STRATA TITLE MANAGEMENT
Dated: 3rd December 2024