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# 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 5 March 2024 commenced at 05:00 PM

**PRESENT:** G Garvan (Lot 37), L Margetts (Lot 41), K O'Shea (Lot 56), S Carruthers (Lot 79), I MacDonald (Lot 97), L Dennes (Lot 101)

**APOLOGIES:** C Beebe (Lot 54), P Scullion (Lot 93),

**IN ATTENDANCE:** W Zenari – (Zenaris Maintenance Services), S Neil (Strata Title Management)

**CHAIRPERSON:** S Neil (by invitation).

**THERE BEING A QUORUM PRESENT THE CHAIRMAN DECLARED THE MEETING OPEN AT 5.00 PM**

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

| ***Motion 2.*** | ***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 confirmed a tender is in progress for the Lift Upgrade works.

2. Commercial Compliance – DA

The Strata Committee advised the Strata Manager that no further updates have been received at this time.

3. Commercial Compliance Meeting

The Strata Committee elected a Sub Committee of K O and L D, to meet with Commercial Lot Representatives on building improved communications.

4. Detritus on Low-Rise Roof

The Strata Committee instructed the Building Manager to engage a contractor to remove detritus from the low-rise roofs.

5. Garage Cladding Compliance

The Strata Manager confirmed the report from Red Fire Engineers on the Garage Fire Safety Compliance is under review.

6. Move In / Out Procedure

The Strata Committee confirmed the Move In / Move Out procedure has been communicated with Property Managers.

| Motion 3. | Financial Statements | Ordinary Resolution |
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| **RESOLVED that** the Financial Statements for the period up to 31/1/24 be accepted. | | |

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

1. Rooftop Waterproofing

The Building Manager advised completion of these works is expected next week.

2. Poolside Waterproofing – Warranty

The Building Manager confirmed the failed waterproofing report has been received from Landlay. The Strata Committee determined a site meeting to discuss the Landlay report between Landlay and Summerscapes is to proceed.

3. AFSS Change in Contractor

The Building Manager confirmed a tender is in progress on the AFSS Inspections and Certification.

4. Management of Renovations

The Building Manager and Strata Committee confirmed the Management of Renovations process is working as intended.

5. Car Parking on Common Proper

Car Parking on Common Property was Deferred.

| Motion 5. | General Discussion - Short Term Letting By-Law | Ordinary Resolution |
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| **DEFERRED** 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 | Ordinary Resolution |
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**DEFERRED** a General Discussion be held by the Strata Committee on AGM preperation and a course of action be determined.

1. Budgets
2. By-Laws

The Strata Committee determined a pre-AGM gathering of the Strata Committee will proceed on Wednesday 3rd April 2024 to discuss the above items.

| Motion 7. | General Discussion - Update on Insurance Claims - Lot 9, Lot 20 and Lot 41 | Ordinary Resolution |
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**THAT** the Strata Committee be updated on the progress of insurance claims in progress relating to Lot 9 and Lot 41.

The Strata Manager confirmed the Insurance Claims for Lot 9, 20 and 41 are in progress with further reports required for Lot 9 and 41 to progress these claims.

| Motion 8. | Correspondence | Ordinary Resolution |
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**RESOLVED that** the Strata Committee review any correspondence needing attention and provide instructions.

The Strata Committee held a discussion on Lot 92 request to review GST charges applied to their Lot in the December 2023 levy quarter due to an error in the AG Minutes where they were not an Owner of the Lot for the Levy Period 01/06/2023 – 31/08/2023. The Strata Committee determined to further investigate.

| Motion 9. | Approval of Minor Renovations - Flooring Lot 89 Unit C61 | Ordinary Resolution |
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| **RESOLVED 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. | | |

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| ***Motion 10.*** | ***3 Month Extension of Agreement*** | ***Ordinary Resolution Without use of Proxies*** |
| **RESOLVED 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. | | |

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| ***Motion 11.*** | ***Next AGM and SCM Date and Time*** | ***Ordinary Resolution*** |
| **RESOLVED that** the next Annual General Meeting will be held on 7th May 2024 at 7:00 PM subject to Club Cronulla Venue availability. A Strata Committee gathering will be held on Wednesday 3rd April 2024 at 5:00 PM onsite. | | |

**THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 6:40 PM**



**STRATA TITLE MANAGEMENT**
Dated: 5 March 2024