STM | Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CENTRAL
SYDNEY NORTH
SYDNEY SOUTH
WOLLONGONG
BALLINA
TWEED HEADS

ABN 43 119 665 762
PO Box 56
Sutherland NSW 1499
t. +61 2 9266 2600
www.stratatitle.com.au

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 11 June 2024 commenced at 05:00 PM

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

APOLOGIES: L Dennes (Lot 101)

IN ATTENDANCE: S Jarvis (Lot 34), 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***
RESOLVED that the minutes of the previous Strata Committee meeting held 7 May 2024 were confirmed as a true and accurate account of the proceedings at that meeting.		

Motion 2.	***Matters Arising From Previous Meeting***	***Ordinary Resolution***

RESOLVED that following matters arising from the minutes of the previous meeting were discussed and any further action determined:

1. Tower Lift Upgrade Works

The Building Manager confirmed we are awaiting a further quotation prior to tender analysis.

2. Commercial Compliance – DA

The Restaurant Subcommittee confirmed there has been no progress beyond the understanding that five of our seven commercial operators have agreed to jointly engage a professional to submit their proposed DA changes to Council.

3. Commercial Compliance Meeting - Subcommittee KO & LD

The Restaurant Subcommittee confirmed there has been activity on this issue.

4. Garage Cladding Compliance

The Strata Committee determined a notice will be prepared for distribution to all owners alerting them that any form of garage enclosure—including plastic sheeting—interferes with the free flow of emergency ventilation and possible limitation of fire sprinkler spread, contrary to our building

compliance, and requesting their removal.

5. Car Parking on Common Property / Visitor Parking

The Strata Committee agreed to review the legal parameters around the longterm procedure of stickering of vehicles for repeated parking breaches as detailed in Special By-law 109. It was noted that the requirements for Visitor Parking are clearly posted on B1, and vehicles exceeding their permitted limits are warned in the first instance with a copy of the By-law.

The Building Manager was instructed to confirm allocated parking arrangements with the contractors engaged in the Major Remedial Works to ensure safety for residents entering and exiting the basement, and that the driveway is not obstructed beyond what is necessary.

6. Rust remediation - NB – AGM

The Strata Committee determined representative (I.M) will conduct a walk around the building with (N.B) to inspect any rust remediation requirements. The Building Manager indicated he has a contractor ready to undertake rust remediation and painting.

The Strata Manager was requested to write to the owners of Commercial Lots 3 (Giro) and 21 (Opah) with photos of their corroded awning structures, requesting urgent maintenance to ensure their awnings are not detrimental to the appearance of the building.

7. Electrical Upgrade - CO - AGM

The Strata Committee confirmed Opperman Electrical are investigating the water penetration in the exterior lighting circuits where breakers are occurring. It was noted that all exterior lighting bollards will require replacement. Further electrical works are under investigation.

Motion 3.	***Financial Statements***	***Ordinary Resolution***
RESOLVED that the Financial Statements for the period up to 31/5/24 be accepted.		

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

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

1. Rooftop Waterproofing

The Building Manager confirmed works are completed and we are awaiting certification of compliance.

2. Poolside Waterproofing – Warranty

The Building Manager advised Landlay have investigated and confirmed that Summerscapes, as contractor which completed the pool area rejuvenation in November 2019, is responsible to undertake warranty repairs to rectify inadequacies found in the waterproof membrane.

3. C70, Lot 98 Balcony Waterproofing Efflorescence

The Building Manager advised Landlay have investigated and confirmed Wrightsons are responsible to undertake a repair to eliminate efflorescence on their previous waterproofing works. The warranty period on that work expires January 2025.

4. Detritus on Lowrise Roof.

The Building Manager confirmed the rubbish has been removed from the lowrise rooftop.

5. Hand Sanitisers

The Strata Committee requested the Building Manager to ensure the three Hand Sanitisers remain switched on and operating, as it was noted that they are frequently found turned off.

6. Recycling Signage

The Sutherland Shire Council Waste Guide will be fitted in each Tower recycling room to assist residents in correct disposal of their waste. (CB)

7. Green Recycling Bins

The Building Manager was requested to increase accessibility and safety in the Tower loading dock by relocating all Green bins except one to the Lowrise loading dock.

Motion 5.	***Remedial Works Landlay - Lots 104 & 105***	***Ordinary Resolution***
RESOLVED that the Strata Committee were updated on the progress of the Major Remedial Works in Lots 104 & 105 (Units C76 & C77) under the supervision of Landlay.		

Motion 6.	***Approval of Quotation - Lot 99 Balcony Waterproofing***	***Ordinary Resolution***
RESOLVED that the Strata Committee ratify their approval for JBuild to proceed with the balcony waterproofing remedial works in Lot 99 (Unit C71) as per their quotation dated 06/05/2024 for $152,802 including GST, and that the works were further determined as a contract variation to Lots 104 & 105 works in progress under the supervision of Landlay.		

Motion 7.	***General Discussion Item - AFSS Contractor Tender***	***Ordinary Resolution***
A General Discussion was held by the Strata Committee on the fire services tender progress, including the performance of the present contractor Newsound and a review of the quotes received. It was determined a further quote is to be sought and a site meeting undertaken prior to the decision to award the next fire services contract.		

Motion 8.	***General Discussion - Update on Insurance Claims - Lot 9 & Lot 41***	***Ordinary Resolution***
The Strata Manager confirmed Lot 41 (Unit C13) repairs are being scheduled as the insurance claim was successful. Lot 9 (Unit A4) warranty repair claim, initially refused, is now being reassessed as an Independent Dispute Review (IDR). A new claim was submitted for Lot 15 (Unit A7) resultant damages, and advice received from our broker after the meeting that this claim has been approved by our insurers.		

Motion 9.	***Correspondence***	***Ordinary Resolution***
RESOLVED that the Strata Committee discussed correspondence received from Lot 58 (Unit C30) regarding rust removal and flexible hoses. The Strata Committee confirmed rust remediation will be investigated and rectified as discussed in Motion 2 above. Furthermore, all Owners and Property Managers are to be reminded of their responsibility to ensure integrity of any flexible hoses within units, as these hoses tend to fail with age and burst, risking substantial flood damage to Owner's contents as well as Common Property.		

Motion 10.	***Next SCM Date and Time***	***Ordinary Resolution***
RESOLVED that the next Strata Committee Meeting be held onsite on Tuesday 27th August at 5pm.		

General Business:
The Owner of Lot 34 (Unit C6) in attendance at the meeting requested the Strata Committee consider future replacement of the original terracotta tiling in the ground floor Tower courtyards of Lots 29 to 34 (Units C1 to C6). The Strata Committee acknowledged that the tiles certainly require replacement, and the works must be scheduled in our Capital Works Fund Plan.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 07:24 PM



_____

STRATA TITLE MANAGEMENT
Dated: 15 June 2024