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 27 August 2024 commenced at 05:00 PM

PRESENT: G Garvan (37), L Margetts (41), C Beebe (54), K O'Shea (Lot 56), S Carruthers (79), I McDonald (97)

APOLOGIES T Masters (89), P Scullion (93), L Dennes (101)

IN ATTENDANCE: G Harrington (92), 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 6:00PM.

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

Motion 2.	***Financial Statements***	***Ordinary Resolution***
RESOLVED that the Financial Statements for the period up to 31/07/2024 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

The Strata Committee confirmed 3 quotes have been received and are under review by the Strata Committee including funding the works.

2. Commercial Compliance – DA

The Strata Committee confirmed no further updates had been received.

3. Commercial Compliance Meeting - Sub Committee K.O & L.D

The Sub Committee confirmed a discussion has taken place on the guttering and awnings maintenance with the Commercial representative Ross Robinson.

The Strata Manager was requested to write to all Commercial Lot owners and operators regarding their rusted awnings and guttering, and Cool Room condensate drainage, requiring urgent attention.

4. Garage Cladding Compliance

The Strata Committee requested Owners to consider removing any Garage Cladding / Plastic Sheets / obstructions to the Fire Service Ventilation and Sprinklers.

5. Car Parking on Common Property / Visitor Parking / Contractors

The Strata Committee is to review the legal parameters with the building's legal representative about stickering of vehicles for repeated breaches of Visitor Parking as well as extent of Voluntary Workers insurance.

6. Rust remediation - N.B – AGM

The Strata Committee confirmed representative (I.M) has conducted a walk around the building with (N.B) to inspect any rust remediation requirements. The Building Manager was instructed to engage contractors to undertake rust remediation / painting.

7. Electrical Upgrade - C.O – AGM

The Strata Committee confirmed Opperman Electrical have completed works on the lighting circuit junction boxes where power tripping is occurring. A scope of works has been requested on the Bollard replacements.

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

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

1. Rooftop Waterproofing - Certification and Compliance

The Building Manager confirmed works are completed with certification.

2. Poolside Waterproofing - Warranty – Summerscapes

The Building Manager confirmed Summerscapes have accepted responsibility and are working with Landlay and J Build to complete warranty repairs.

3. C70, Lot 98 Balcony Waterproofing Effervescence – Wrightsons

The Building Manager advised Landlay have investigated and confirmed Wrightsons are responsible to undertake a warranty repairs on the previous waterproofing works. Ther warranty period expires January 2025.

4. Recycling Signage

The Building Manager confirmed works are completed

5. Green Recycling Bins Relocation

The Strata Committee have determined the request for all Green lid bins being relocated to the Low-rise Loading Dock is not a viable solution and the request has been withdrawn.

6. AFSS Contractor Tender

The Strata Committee have reviewed Tender proposals and have determined to maintain engagement with Newshound for AFSS Annual Compliance Certification with Council.

7. Renovations - Bond

The Strata Committee and Building Manager confirmed the renovations bond process is working well.

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 advised 6 Windows in the Penthouse apartments have failed a water ingress test. Landlay are arranging quotes for rectification.

Please see attached Landlay works progress report dated ….

Motion 6.	***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. **Note:** *The Managing Agent confirmed Lot 9 claim is awaiting the review by AFCA for warranty repairs to flooring. Lot 41 Insurance repairs have been completed though further water ingress issues have been raised with the insurer.*		

Motion 7.	***Approval of Minor Renovations - Lot 24 Change In Flooring***	***Ordinary Resolution Without use of Proxies***
RESOLVED 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***	***Ordinary Resolution Without use of Proxies***
RESOLVED 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***	***Ordinary Resolution Without use of Proxies***
RESOLVED 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***	***Ordinary Resolution***
RESOLVED that the Strata Committee review any correspondence needing attention and provide instructions. *1.* Installation of Street Library - Lot 43 *The Strata Committee confirmed a Street Library is currently being trailed in the letterbox area. Residents are welcome to leave and take books.* 2. External Window Cleaning – Lot 83 *The Strata Committee noted that certain faces of the building have been dirtied by mortar slurry from the works above, so JBuild will need to conduct a clean for those affected units.* *The Strata Committee acknowledged the request to clean all external windows at the building and the request is currently under consideration.*		

Motion 11.	***Next SCM Date and Time***	***Ordinary Resolution***
RESOLVED that the next Strata Committee Meeting be held onsite on Tuesday 15th October at 5pm.		

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 07:36 PM



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STRATA TITLE MANAGEMENT
Dated: 27 August 2024