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STRATA TITLE MANAGEMENT

MINUTES OF
EXTRAORDINARY GENERAL MEETING

THE OWNERS – STRATA PLAN 50785
AT 1 MCDONALD STREET, CRONULLA, NSW, 2230

Date: Friday, 12th June 2026

Time: 10:00 AM

Venue: Online only

Prepared by: Stephen Neil
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MINUTES OF EXTRAORDINARY GENERAL MEETING OF THE OWNER'S CORPORATION – 50785

MINUTES OF BUSINESS dealt with at the Extraordinary General Meeting of the Owners - Strata Plan No 50785
Held on Friday, 12th June 2026
At
Online only
Commenced at 10:00 AM

PRESENT BY, ELECTRONIC VOTING: S Trovato & N Trovato (4), G Rennie & S Rennie (7), K Farrell & M Peoples (9), J Carberry (11), C Knowles (15), M McNamara (16), G King & D Francis (17) D De Souza (18), I Brand & C Brand (19), G Fitzgerald & E Fitzgerald (22), S Doolan (24), M Nikolic & J Nikolic (25), D Gittus & D Gittus (29), D Oliver (30), C Opperman & L Opperman (31), G Townley & M Townley & R Townley (33), S Jarvis & K Jarvis (34), D John & K Young (35), J Phillpott & C Routsios (36), G Garvan (37), B Szumara & Z Sator (38), J Margetts & L Margetts (41), Y Van Ryn (42), J Jordan (43), D Carey (45), J Harper (46), P Englezos (48), I Celarc & L Celarc (49), J Michael & K Riordan (50), K Whittaker & A Ernshaw & J Lock & L Lock (51), B Salisbury (52) A Liu & P Liu (53), C Beebe (54), C Giffin (55), K O'Shea (56), G Schuberg & P Schuberg (58), R Thomson & C Thomson (59), J Hill (60), G Garnham & C Garnham (61), T & M Wiltshire (62), M Callachor (63), R Gower (64), J Uribe (66), R Gower (68), A Hansen & S Hansen (72), M Pearson (73), S Gow (74), G Curtain (75), S Carruthers (79), R Gower (80), B Gale & J Gale (82), D Gourley & L Gourley(83), N Bayliss (86), E Remedios (88), T Masters & K Masters (89), M Earle (90), J Farlow (91), M Harrington & G Harrington (92), P Scullion & K Scullion (93), C & J Pithers (94), M Earle (96), E Macdonald (97), G Testa (98), J Crewes (99), M & L Dennes (101), E Korbel (104).

PROXY PRESENT BY, ELECTRONIC VOTING: J Harper (46 by proxy to M Harper)

IN ATTENDANCE: 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 10:00 AM.

Motion 1.	***Minutes***	***Ordinary Resolution***
RESOLVED that the minutes of the previous General Meeting held on 21st of April 2026 be confirmed as a true and accurate account of the proceedings at that meeting.		

Motion 2.	***Approval to Amend Common Property - Inside Spa Facility***	***Special Resolution***
THAT the Owners Corporation **RESOLVED** by **SPECIAL RESOLUTION** to approve the redevelopment of the inside spa area, including the removal of the existing spa and associated equipment, and the undertaking of works required to implement the redevelopment option selected under Motion 3. **AND** The approval under this motion authorises the Owners Corporation to alter common property for the purpose of refreshing and updating the inside spa facility, subject to: • compliance with all applicable legislation, • adherence to the scope of works approved under Motion 2, and • the Owners Corporation entering into any required contracts to complete the works.		

TOTAL UE VOTES FOR: 4680
TOTAL UE VOTES AGAINST: 1392
TOTAL UE VOTES ABSTAIN: 296
TOTAL VOTES COUNTED: 6072
MOTION CARRIED BY SPECIAL RESOLUTION

Motion 3.	***Selection of Spa Area Redevelopment Option***	***Ordinary Resolution***
THAT the Owners Corporation **RESOLVED** to select one of the following redevelopment options for the inside spa area:		

Alternatives for Selection of Spa Area Redevelopment Option

~~**(A)**~~
~~**Upgrade Spa**~~
~~**Estimated capital cost:** ~$48,000 (plus $14,000 p.a. running costs)~~
~~**Scope of works includes:**~~

- ~~Removal of the existing spa and motor~~
- ~~Cutting of the existing concrete slab to suit a new square 5-person spa~~
- ~~Supply and installation of a Jacuzzi-brand 5–6 person spa~~
- ~~Removal of existing floor tiles and installation of new tiles to the spa room~~
- ~~Retention of existing lighting~~

~~If this option is selected, the Owners Corporation authorises the Strata Committee to finalise specifications, engage contractors, and oversee the works.~~

(B)
Convert to a Kitchen space:
Estimated capital cost: ~$35,000 (plus ~ $500 p.a. Running costs)
Scope of works includes:

- Removal of the existing spa, motor, and bench seating
- Installation of cabinetry along one wall, including power points
- Installation of a double sink
- Installation of the existing refrigerator and microwave
- Potential installation of an oven (to be confirmed)
- Installation of new tiles matching the courtyard
- Retention of existing lighting
- Noting that this is the Strata Committee preferred choice

If this option is selected, the Owners Corporation authorises the Strata Committee to finalise specifications, engage contractors, and oversee the works.

Motion 4.	***Delegation to Strata Committee***	***Ordinary Resolution***

THAT the Owners Corporation **RESOLVED** to delegate authority to the Strata Committee to:

- review and approve final plans, specifications, and finishes for the selected option,
- obtain and review quotations,
- engage suitably qualified and insured contractors,
- supervise and manage the works on behalf of the Owners Corporation, and
- approve any minor variations required to complete the works, provided they do not materially increase the approved budget.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 10:30 AM



Stephen Neil
STRATA TITLE MANAGEMENT
Dated: Friday, 12th June 2026