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STM SMARTER COMMUNITIES



MINUTES OF STRATA COMMITTEE MEETING

THE OWNERS – STRATA PLAN 50785

AT 1 McDonald Street, CRONULLA, NSW, 2230

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 12 October 2026 commenced at 07:00 PM

Present:	D Young (35), G Garvan (37), K O'Shea (56), S Carruthers (79), T Masters (89), P Scullion (93), I MacDonald (97)
Apologies:	L Margetts (41), L Dennes (101)
In Attendance:	Bradley Bonato (Strata Title Management), Walter Zenari (Zenaris Maintenance)
Chairman:	Bradley Bonato (Strata Title Management by Invitation)

There being a quorum present the chairman declared the meeting open at 7:03 PM.

Motion 1.	***Minutes***	***Ordinary Resolution Without use of Proxies***
RESOLVED that the minutes of the previous Strata Committee meeting held 20 July 2026 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 22 September 2026 be accepted.		

Motion 3.	***Building Management***	***Ordinary Resolution***

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

1. C70, Lot 98 Balcony Waterproofing Effervescence – Wrightsons
   This has since been completed.
2. AFSS Update - Due 21/12/2026
   The Building Manager is liaising with the scheme's nominated fire contractor, Newsound Fire, to arrange an inspection date for the Annual Fire Safety Statement (AFSS).
3. Rogi Security (Walter/Greg)
   Rogi Security has rectified the identified hardware issues in consultation with the Strata Committee. The Committee is currently awaiting a quotation for the proposed upgrade of the tower's security system.

Motion 4.	***General Business Items***	***Ordinary Resolution***

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

1. Committee mandatory training required from 1 October
   The Committee to confirm a date to meet and all members to complete their mandatory training.
2. Access, fobs and keys
   Location of additional fobs was disclosed to all Committee members.
3. Renovation By-Law update (sent to Adrian last week)
   The Committee to follow up JS Mueller in relation to the Renovation By-Law.
4. Restaurant DA application update (STM)
   The Committee to follow up JS Mueller in relation to advice if the commercial Lots require company seals or witness statements.
5. C11 debtors update (STM)
   Strata Title Management will continue progressing the debt recovery process through Chambers Russell and will provide further updates as the matter advances.

6. AFSS update (Walter)
The Building Manager and Strata Committee are continuing to work collaboratively to address and satisfy the ventilation requirements
7. Painting update (Greg)
Internal Painting on the low rise to be looked at next year.
8. Lift maintenance contract update (Trent)
The Building Manager & Committee negotiated 3 years of free maintenance from United lifts due to the delays in the refurbishment on their end.
9. Resort area upgrade (Greg / Sharen)
Painting has been completed along with tiling, kitchen to be done with estimated completion being the end of the week.
10. Date for Christmas drinks (Sharen / Luisa)
Set for the 29th of November with more details to follow.
11. Shop 4 Pipe Burst & resultant damage – Zinc
Relevant parties have been responded to on the Committee's position.

Motion 5.	***Correspondence***	***Ordinary Resolution***

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

- *In relation to EV charging, images of the relevant electrical meters are to be provided to the Committee, with Strata Title Management to continue following up on the matter.*
- *The 10-Year Capital Works Fund Plan is to be uploaded to the scheme's website for owner access and reference.*

Motion 6.	***Next SCM Date and Time***	***Ordinary Resolution***

RESOLVED that the date, time and venue for the next Strata Committee Meeting be determined
The next Strata Committee Meeting was scheduled for 1 February 2027, as confirmed by the Committee.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 7:45 PM

STRATA TITLE MANAGEMENT
Dated: 12 October 2026