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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 20 July 2026 commenced at 07:00 PM

PRESENT: D Young (35), G Garvan (37), L Margetts (41), K O'Shea (56), S Carruthers (79), T Masters (89), I MacDonald (97),

APOLOGIES: P Scullion (93), L Dennes (101), Walter Zenari (Zenaris Maintenance)

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 7:00PM.

Motion 1.	***Minutes***	***Ordinary Resolution Without use of Proxies***
AMENDED & RESOLVED that the minutes of the previous Strata Committee meeting held 21 April 2026 be confirmed as a true and accurate account of the proceedings at that meeting. **Mangers Notes:** L Dennes (101) was recorded as an apology		

Motion 2.	***Financial Statements***	***Ordinary Resolution***
RESOLVED that the Financial Statements for the period up to 30 June 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 The Strata Committee confirmed these works are nearing completion. 2. AFSS Update - Due 21/12/2026 - Bowsers The Strata Committee confirmed the Pool tunnel piping requires remediation. The Building Manager is seeking quotes as a priority. - Stair Pressurisation The Strata Committee confirmed that Gary Yedalian & Associates have advised the final stages of the stair pressurisation remediation works are nearing completion, with certification to follow upon finalisation. 3. Rogo Security (Walter/Greg) The Strata Committee confirmed that two exit buttons to the low-rise have been addressed and completed to improve building security.		

Motion 4.	*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 - United Lifts (Trent)
   The Strata Committee confirmed that the second lift is now operational following completion of the upgrade works. United Lifts are currently addressing defects and CCTV integration arising from the installation. Given that completion of the lift work was outside expected timeframes, in accordance with the refurbishment contract there are entitlements to liquidated damages. Value for this amount will be deducted from the maintenance contract.

2. Commercial Compliance - DA (Steve)
   The Strata Manager confirmed Lot 21 Deed is still to be received. No further updates have been provided.

3. Commercial Compliance Meeting - Sub Committee (Kevin & Luisa)
   The Strata Committee confirmed Zinc have leaks in their garages. We will request these be remediated. Action is with the Building Manager

4. Rust remediation (Walter / Sharen)
   The Strata Committee confirmed painting in the low-rise and commercial balconies, as well as the Pergola commenced with Robertsons Remedial this week.

5. Power Consumption Low Rise (Greg / Ian)
   The Strata Committee confirmed that power-usage monitoring over the past three months has been completed, with recorded spikes reaching up to 75% of the available electrical capacity.

6. Surfcam (Luisa)
   The Strata Committee confirmed the Surfcam is on hold with no reasonable offer received to date.

7. Low Rise Tiling (Greg / Sharen)
   The Strata Committee confirmed that these works have been successfully completed.

8. EV Charging (Greg / Steve)
   The Strata Committee confirmed that all affected residents are now compliant with the current EV-charging requirements. The Committee further noted that any future increase in resident EV charging demand is likely to require a change in processing with remote metering to ensure accurate consumption monitoring and equitable cost allocation.

9. Pool Heating
   The Strata Committee confirmed this request is not proceeding.

10. Resort Area / Kitchen (Greg / Sharen)
    The Strata Committee confirmed that the resort-area kitchen is currently under design, and the scope of works will include retiling the floor area in front of the Gym and Sauna. A timeframe for commencement and completion will be communicated once final design documentation is received.

Motion 5.	*General Business Items*	*Ordinary Resolution*

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

1. Aged Debtor Update (Steve)
   The Strata Manager confirmed this is being monitored by the Committee.

2. Insurance Claims
   - Zinc (Steve)
   The Strata Manager confirmed the claim is in progress, awaiting losses from Zinc to be received.

   Garage Door Impact Damage
   The Strata Manager confirmed the claim is in progress with a 3rd party insurer and progressing to settlement.

3. Website/Email Updates (Greg/Trent)
   The Strata Committee confirmed that the new website is now live following a soft launch – https://cote-cronulla.com.
   Email addresses for Committee and Building Management are currently being set up, and further communications will be issued to Owners and Residents once the rollout is complete.

4. Restaurants
   - Notaris - opening soon
   - Pines - closing down 25/7

5. E-Bike Safety - Adding Signage to Common Property
   The Strata Committee confirmed that this request will not proceed, as there is no suitable signage placement available on common property that would achieve the intended safety outcome.

6. A9 Water Ingress Balcony
   The Strata Manager confirmed the water ingress is under investigation. Action is with the Building Manager

7. Gym Blinds Replacement
   The Strata Committee confirmed the Gym blinds are being replaced.

8. Pool Stairs Staining
   The Strata Committee confirmed that the pool stairs require a deep clean, which would necessitate draining the pool. It was determined that Building Management will consult with Newshound regarding the next scheduled load testing of essential fire services, as pool water may be able to be utilised for this testing, thereby avoiding unnecessary water loss.

9. C62 Air Conditioning Replacement
   The Strata Committee confirmed that the ducted air-conditioning unit serving Lot 90, Unit C62 has been replaced. The Lot Owner is responsible for the heating-upgrade component included as part of the installation. The Owners Corporation retains responsibility for repair and maintenance of the air-conditioning system.

Motion 6.	***Approval of Minor Renovations - Adding Garage Motor Lot 57 (C29)***	***Ordinary Resolution Without use of Proxies***
RESOLVED that the Strata Committee consent in accordance with Special By-Law **43** - Minor Renovations and Special By-Law **109.2** Garage Use, the Strata Committee approves for the Owner of Lot **57, Unit C29** to carry out renovations as per the attached annexure and as per the terms and conditions set out under the Minor Renovations By-Law. Adding Garage Motor to lot.		

Motion 7.	***Correspondence***	***Ordinary Resolution***
RESOLVED that the Strata Committee review any correspondence needing attention and provide instructions. There were no further correspondence items tabled at this meeting.		

Motion 8.	***Next SCM Date and Time***	***Ordinary Resolution***
RESOLVED that the next Strata Committee Meeting be held on 12 October 2026 at 7:00 PM.		

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8:00 PM



STRATA TITLE MANAGEMENT
Dated: 20 July 2026