

**NOTICE OF A STRATA COMMITTEE MEETING
THE OWNERS - STRATA PLAN 52948**

ADDRESS OF THE STRATA SCHEME:

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113

DATE, PLACE & TIME OF MEETING: A meeting of the Strata Committee of The Owners - Strata Plan 52948 will be held on 7/09/2023 via Zoom Video/Audio Conference. The meeting will commence at 06:00 PM.

NOTE: We have arranged for this meeting to be conducted by Zoom video or telephone conference. Following are the connection details to access the meeting by video (for those owners with video and audio on their computer) or by telephone (for those owners that do not have video and audio, or no computer access).

This meeting information will also be sent by email to those owners that have provided an email address, which will allow you to use the hyperlink to directly join the meeting.

We suggest connecting to the meeting 10 minutes before the start time as you may need to download the Zoom software.

**Topic: SP 52948 - Annual General Meeting
Time: Sep 7, 2023 06:00 PM Canberra, Melbourne, Sydney**

**Join Zoom Meeting
<https://us06web.zoom.us/j/84786652871?pwd=M3V0K2NzazV2eUhMRVNKNIJBbThmdz09>**

**Meeting ID: 847 8665 2871
Passcode: 464177**

**One tap mobile
+61280156011,,84786652871# Australia**

**Dial by your location
• +61 2 8015 6011 Australia**

Meeting ID: 847 8665 2871

Find your local number: <https://us06web.zoom.us/j/84786652871?pwd=M3V0K2NzazV2eUhMRVNKNIJBbThmdz09>

The Agenda for the meeting is:

- 1 MINUTES**
That the minutes of the previous strata committee meeting be confirmed as a true record of the proceedings of that meeting.
- 2 FIRE SAFETY UPGRADE BRIEF**
That the Fire Safety Upgrade Brief be tabled and discussed with consulting engineers and actions identified with timeline to submit a Fire Safety Upgrade Report to Council and commence required

works.

[**Explanatory Note:** The Fire Safety Upgrade Brief will be tabled at the meeting. Austech Consulting Engineers have accepted invitation to this meeting.]

3 FINANCIAL REPORT

That the financial reports for the current financial year be tabled and discussed.

4 BUILDING MANAGEMENT FEE PROPOSAL

That the fee proposal submitted by Uniqueco Pty Ltd for building management pricing for 2024, 2025 & 2026 be tabled and discussed.

[**Explanatory Note:** The fee proposal will be tabled at the meeting and reviewed by the Strata Committee before being put to the Annual General meeting.]

5 GENERAL BUSINESS

That any general business items be raised and discussed.

6 NEXT MEETING

That the date time and location of the Annual General Meeting be decided.

Date of this notice: 01 September 2023

NOTES:

Only executive committee members are entitled to vote on agenda items at a Strata Committee Meeting.

A quorum at a Strata Committee Meeting is 50% of the persons entitled to vote; each Strata Committee Member has one vote, the Chairman does not have a casting vote.

In the event than an agenda item is a tied vote the resolution is deemed to be lost as it was not passed by a majority.

Appointees acting on behalf of a Strata Member can only vote if the Strata Committee resolved to accept the appointee.

An owner or company nominee can attend Strata Committee meetings but can only address the meeting with the permission of the Strata Committee members.

For large schemes (over 100 lots, not including utility lots) notice of strata committee meetings are to be sent to strata committee members, all lot owners and placed on a noticeboard (if any) maintained by the Owners Corporation. Minutes of strata committee meetings are to be sent to strata committee members and any owner that requests a copy within 7 days of the meeting.