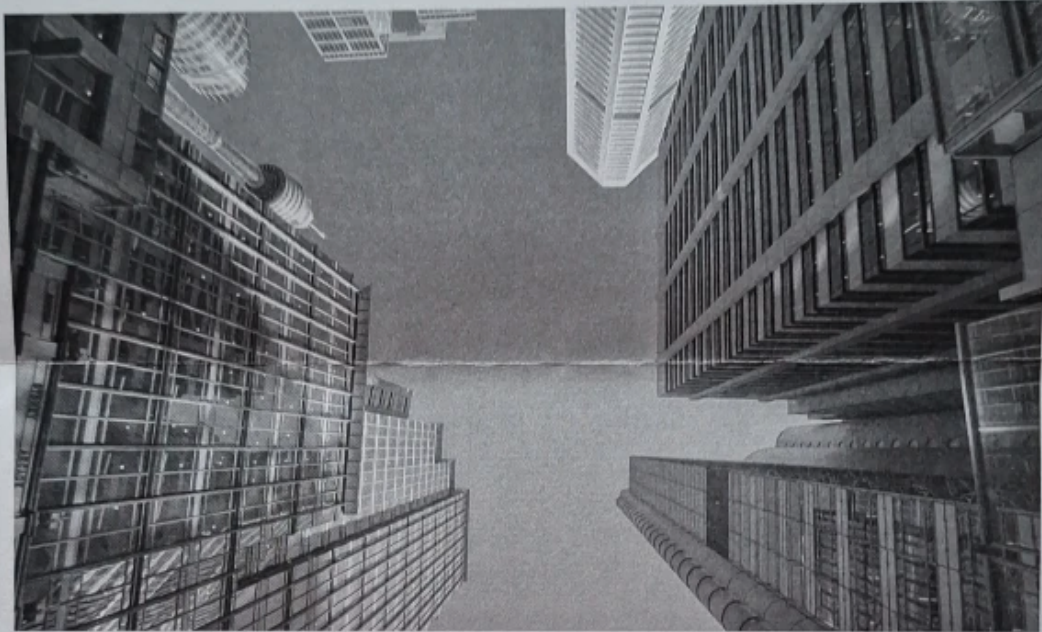


WARATAH

STRATA MANAGEMENT

12/11/20



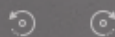
COMMITTEE MEETING

Strata Plan 52948

1-15 Fontenoy Road, Macquarie Park

Date & Time: Thursday 19 September 2024 11:00 AM

**Location: Electronic vote required only, NSW, NSW,
2000**



Suite 17, First Floor, 10 E Parade, Eastwood NSW 2122

02 9114 9599

waratahstrata.com.au

04 Sep 2024

Strata Plan 52948
1-15 Fontenoy Road,
Macquarie Park, NSW

Dear Owner,

1-15 FONTENOY ROAD, MACQUARIE PARK
STRATA COMMITTEE MEETING

We write in our capacity as appointed strata managing agent for your scheme.

Enclosed is the agenda for the Strata Committee Meeting scheduled for 11:00 AM on Thursday 19 September 2024 at Electronic vote required only, NSW, NSW, 2000.

Please note that only the Strata Committee needs to vote for the meeting. The notice has been sent to all owners just for reference.

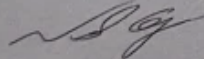
Minutes & Owner Portal:

In addition to a copy being enclosed with the agenda for the next general meeting, minutes of this meeting will be made available via the Waratah Strata Management owner web portal (www.waratahstrata.com.au) 14 days after the meeting. As well as minutes, it includes a range of financial and levy information as well as documentation pertaining to your scheme. If you need assistance obtaining your portal login details or accessing the portal please contact us at enquiry@waratahstrata.com.au

We wish to thank the strata committee for their service and all owners for the ongoing trust you place in us to manage your scheme.

Should you have any further questions in relation to the above, please don't hesitate to contact me at nicolas.cozic@waratahstrata.com.au or on 02 9114 9597.

Yours sincerely,



Nicolas Cozic
Strata and Community Manager

MEETING INSTRUCTIONS

1. **ATTENDANCE** - An owner or, the company nominee of the corporation, can attend strata committee meetings but they cannot speak unless the committee allows.
2. **QUORUM** - The quorum for a strata committee meeting exists when at least half of the appointed members are present and financial.
3. **VOTING** - Each strata committee member, other than any tenant member, has one vote. The Chairperson does not have a deciding vote under any circumstances. A decision on any motion at a strata committee meeting is made by a majority vote. A member of the strata committee is not entitled to vote if they are an unfinancial owner of a lot in the scheme when the notice of meeting was given and the amounts owed by them were not paid before the meeting or if the person who nominated them is unfinancial.
4. **ADRESSING CONFLICTS OF INTEREST** - If a strata committee member has a monetary or other interest that could raise a conflict of interest in relation to matter to be considered by the committee, this interest must be disclosed at a meeting of the committee. After a member has made this disclosure they must not be present when the particular matter is discussed and they cannot vote on the matter unless the committee resolves otherwise. Details about the potential conflict of interest needs to be recorded.

**NOTICE OF STRATA COMMITTEE MEETING
OF STRATA PLAN 52948
1-15 FONTENOY ROAD, MACQUARIE PARK**

NOTICE of business to be dealt with at the Strata Committee Meeting of Strata Plan 52948 to be held at Electronic vote required only, NSW, NSW, 2000 on Thursday 19 September 2024 at 11:00 AM.

Motion 1.	MINUTES	Ordinary Resolution
THAT the minutes of the previous strata meeting be confirmed as a true record of the proceedings of that meeting. ☐ YES ☐ NO ☐ Conflict <i>Explanatory Note: There is no requirement that a Strata Committee Meeting confirm the minutes from the previous meeting, however it is prudent to do so.</i>		

Motion 2.	NCAT - MEDIATION	Ordinary Resolution
That the Owners- Strata Plan 52948 RESOLVE to review and accept the invitation of Mediation as outlined in the documentation dated 23/08/2024 - File No #00994497 ☐ YES ☐ NO ☐ Conflict <i>Explanatory Note: That the owners corporation review and formally approve their attendance at the upcoming Mediation.</i>		

Motion 3.	MEDIATION REPRESENTATION	Ordinary Resolution
THAT the Owners - Strata Plan 52948 RESOLVE to elect a member of the Strata Committee to represent the Owners Corporation at mediation. ☐ YES ☐ NO ☐ Conflict <i>Explanatory Note: This motion is proposed to appoint specific individuals to represent the Owners Corporation in the mediation process.</i>		

Motion 4.	LAWAL ADVICE	Ordinary Resolution
THAT the Owners - Strata Plan 52948 RESOLVE to obtain Legal Advice from JS Mueller & Co regarding the Mediation. ☐ YES ☐ NO ☐ Conflict		