

**MINUTES OF THE EXTRAORDINARY GENERAL MEETING
THE OWNERS - STRATA PLAN 74051
MARBELLA
2-6 COPNOR AVENUE, THE ENTRANCE NSW 2261**

DATE, PLACE & TIME OF MEETING: An Extraordinary General Meeting of The Owners - Strata Plan 74051 was held via a written vote;

ON: Tuesday, 04 November 2025 commencing at 10:00 am

AT: Strata Agents
1/2 Gheri Avenue
Wamberal NSW 2260

PRESENT: R Balk (Lot 1), A Rowland (Lot 2), M & J Tolhurst (Lot 3), D Kioussis (Lot 6), S Molnar (Lot 8), A Kioussis (Lot 9), P Dempsey (Lot 10 unfinancial), L Hughes (Lot 14), P Fitzsimmons (Lot 16), C Fallon (Lot 22), D Lenti (Lot 26), S Hobbs (Lot 27), G & J Perkins (Lot 34) and G & R Baxter (Lot 35)

CHAIRPERSON: K Thompson (Acting Chairperson)

QUORUM: A quorum was present and declared by the Chairperson

Minutes of the meeting:

1 MINUTES

RESOLVED that the minutes of the Annual General Meeting of the owners corporation held 29th September 2025 be confirmed as a true record of the proceedings of that meeting.

**Approved - 13
Disapprove - 0
Abstain - 0**

2 SHORT TERM RENTAL ACCOMMODATION ARRANGEMENT

RESOLVED the Owners - Strata Plan No. 74051 SPECIALLY RESOLVE pursuant to sections 136 and 137A of the *Strata Schemes Management Act 2015* ("**SSMA**") to make a by-law on the following terms and that notification of this change to the by-laws be lodged for registration in accordance with section 141 of the Act at the Registrar-General's Office.

**Approved - 10
Disapprove - 3
Abstain - 0**

Note: Approved By-Law attached

CLOSURE: There being no further business, the Chairperson declared the meeting closed at 10:15 am

Special By-law 23

Short-term Rental Accommodation Arrangement

PART 1 DEFINITIONS & INTERPRETATION

1.1 In this by-law:

- (a) **Environmental Planning Instrument** means an instrument from time to time applicable to the Property, including without limitation any local environmental plan, development control plan, state or other environmental planning policy and any development consent condition.
- (b) **Fair Trading Act** means the *Fair Trading Act 1987* (NSW).
- (c) **Lot** means a lot in strata scheme 74051.
- (d) **Owner or Occupier** means the owner or occupier of a Lot from time to time.
- (e) **Owners Corporation** means the owners corporation created by the registration of strata plan registration no. 74051.
- (f) **Property** means the land and improvements comprising the parcel the subject of strata plan 74051.
- (g) **Short-term Rental Accommodation Arrangement** means a commercial arrangement for giving a person the right to occupy residential premises for a period of not more than 3 months at any one time. **Short-term Rental Accommodation Arrangement** has the same meaning as in Section 54A of the FTA and Section 137A of the SSMA.

1.2 In this by-law a word which denotes:

- (a) the singular includes plural and vice versa;
- (b) any gender includes the other genders;
- (c) any terms in the by-law will have the same meaning as those defined in the *Strata Schemes Management Act 2015*; and
- (d) references to legislation includes references to amending and replacing legislation.

PART 2 RESTRICTION OF SHORT-TERM RENTAL ACCOMMODATION ARRANGEMENTS

2.1 An Owner or Occupier of a Lot ("Host") must not allow another person ("Guest") to occupy the whole or any part of the Lot for a period ("Occupation Period") if:

- a) The arrangement is a Short Term Rental Accommodation Arrangement; and
- b) The Lot is not the Host's principal place of residence throughout the Occupation Period.

2.2 The Host must:

- a) prior to using the Lot for Short-Term Rental Accommodation Arrangements, provide the Owners Corporation with written notice of the Host's decision to do so and the date on which such use is to commence;
- b) prior to commencement of the Occupation Period for a specific arrangement, provide the Owners Corporation with written notice of the arrangement, including details of the Guest and Occupation Period;

- c) provide the Owners Corporation with a copy of the evacuation plan for the Lot; and
- d) provide the Owners Corporation with any certifications, plans or any other documents which demonstrate that the Lot complies with the short term rental accommodation fire safety standard, pursuant to part 9 division 7D of the *Environmental Planning and Assessment Regulation 2000* (NSW).

2.3 The Host must ensure that the Host and the Guest:

- a) Do not contravene any Environmental Planning Instrument;
- b) Comply with all relevant laws, including without limitation any code of conduct applicable to Short-Term Rental Accommodation Arrangements;
- c) Comply with any by-laws pertaining to the Scheme; and
- d) Comply with any reasonable directions given by or on behalf of the Owners Corporation for the purpose of maintaining safety and/or amenity within the Property.