

**MINUTES OF COMMITTEE MEETING OF
CATHEDRAL PLACE COMMUNITY BODY CORPORATE
HELD ON 13TH OCTOBER 1999 AT 5.00PM AT THE ONSITE MEETING OFFICE 41 GOTHA STREET
FORTITUDE VALLEY.**

PRESENT Ms F J Edwards Mr B Mewett
Mrs Z Martin Mr B Ritchie
Mr Tony May Mr D Caslick
Mr B Tribe
Mrs B Hammar
Mr M Rollings

IN ATTENDANCE Mr. J Bentes- Menezes.

CHAIRMAN Mr Bill Ritchie chaired the meeting.

QUORUM The secretary advised the chairman that a quorum was in attendance.

MINUTES Resolved that the minutes of the Committee meeting held on the 3rd September 1999 be confirmed as a true and correct record of the proceedings of that meeting.

BUSINESS ARISING **Commercial Car Park**

It was noted that the costs associated with running the commercial car park were paid by the community body corporate. It was also noted that revenue collected from the operation of the commercial car park would be passed onto Cathedral Village Body Corporate. Mr. Mewett advised that the boom gate installation presently being arranged should be in place within the next six to twelve weeks depending on contractual matters being finalised by the solicitors of the parties involved.

Bike Racks

Mr. Mewett advised that a three to five bike rack would cost approximately \$489.00 and that this size rack was the only one capable of fitting into the available areas on the property. It was decided to defer further consideration of this matter.

Mr. Mewett was requested to take action as necessary to ensure that bicycles are not placed in hazardous areas.

Security Cabinets

Mr. Mewett advised that locations has been identified for the installation of security cabinets and four cabinets had already been installed by owners.

Shower for the Pool Area

Resolved for \$335.00 for the installation of a shower rose and tap for feet washing be accepted.

Dated : / /

Chairman's Signature _____

Residents Only Signage

Mr Mewett confirmed that this signage had been installed.

Food and Other Delivery Policy

Resolved that the secretary arranged for a draft by-law covering this issue to be placed on the agenda for the annual general meeting for approval.

Appearance of Balconies

Secretary was requested to refer unit A 127 to Nichol Robinson Halletts Solicitors for action to ensure that the balcony is cleared of offensive material.

Waste Contractors

Mr Nitze advised that David Hinchcliffe was following this issue for the Body Corporate. Resolved that the secretary write to the Brisbane City Council advising that the committee had sought assistance of Councillor Hinchcliffe on this matter as it felt the demands of the council are unreasonable.

Cathedral Village

Mr Ritchie advised the meeting that the top floor of the commercial section was to be occupied by a tavern, restaurant and cigar bar and the fitout on this area will commence shortly. It was also noted that only one lot was unsold. Mr Ritchie advised that shops are presently vacant had been sold on the basis that the purchases had given undertakings that they would be owner occupiers. Mr Ritchie noted that in some cases this had not occurred.

Sandstone Wall

Mr Ritchie advised that the area in question had been completed as there was no sandstone wall in that area originally and it was never intended to be rebuilt as part of the renovation of the area. Mr Ritchie advised that a sign explaining the history of the site was to be installed in this area and it was agreed that the matter be reconsidered once this signage had been put in place.

Unsuitable Trees

Resolved that Mr Mewett be authorised to remove the oleanders as soon as possible. It was agreed that the pine trees would be reconsidered at a later meeting.

Building Defects

Bill Ritchie undertook to arrange for Robert Bird & Partners Engineers to review the Solutions in Engineering advice and to contact Parris & Associates and Multiplex as necessary.

Resolved that the secretary provide a copy of Solutions in Engineering letters to Multiplex.

Resolved that the secretary advise Multiplex that an entry point for rats on corner Ann and Gibbs Street that has been boarded up needed to be permanently repaired with concrete.

Dated : / /

Chairman's Signature _____

The secretary was requested to ask Multiplex to confirm that the gas main/meter was protected in accordance with relevant standards.

**BUDGET AND
FINANCIAL
REPORT**

Resolved that the budgets as presented to the meeting be adopted, subject to alterations as recommended in the Star Building Management Sinking Fund Forecast being made, and the secretary prepare motions for the annual general meeting proposing the budget and levy proposal to owners.

**ANNUAL GENERAL
MEETING**

Resolved that the secretary arrange for motions to be prepared for the adoption of by-laws covering:

1. food and other deliveries
2. energy management.

Resolved that the secretary arrange for the Nicol Robinson Halletts, Solicitors to review the car park boom gate proposal on behalf of the body corporate.

Resolved that the Annual General Meeting be held on Wednesday 24th November 1999 at 5.00pm at Dockside.

INSURANCE

Resolved that insurance coverage with CHU Underwriting Agencies Pty Ltd be renewed on the quoted terms subject to Brett Gillan of Parris & Associates confirming the adequacy of the amount of coverage based on construction cost information available to him.

**GENERAL
BUSINESS**

Residents Behaviour

The following matters of general concern were raised and the building manager undertook to investigate methods of alleviating concern of the issues:

1. Unacceptable behaviour of residents in the spa
2. Glass in the pool area
3. Bottles and heavy objects in the garbage chute.

Flag Pole

Mr Ritchie noted that he was unaware of the early morning work undertaken to facilitate the installation of the flag pole, and advised he would pass on in the strongest terms the feelings of dissatisfaction expressed at the meeting, to the parties responsible.

It was noted that the Australian Flag was to be flown from the flagpole.

CLOSURE

There being no further business the meeting closed at 7:55pm

Dated : / /

Chairman's Signature _____