

**MINUTES OF COMMITTEE MEETING OF
CATHEDRAL PLACE COMMUNITY BODY CORPORATE
HELD ON 30TH NOVEMBER 2000 AT 5.30PM
AT THE ONSITE MEETING OFFICE 41 GOTHA STREET FORTITUDE VALLEY.**

- PRESENT** Bill Ritchie Community Body Corporate
Bernice Hammer Notre Dame
Zam Martin Oxford & Cambridge
Eddie, Lorraine & Geoff Zunker Cathedral Place Management
- 1. IN ATTENDANCE** Mr Jim O'Hare Stewart Silver King & Burns (Brisbane) Pty Ltd
Mr Pat McGlade Stewart Silver King & Burns (Brisbane) Pty Ltd
Mr Don Caslick Stewart Silver King & Burns (Brisbane) Pty Ltd
- APOLOGIES** Mr Tony May
Ms Danuta Hannam
- CHAIRMAN** Mr B Ritchie chaired the meeting.
- QUORUM** The secretary advised the chairman that a quorum was in attendance and the meeting was declared open at 5:35 pm.
- 2. MINUTES** **Resolved** that the minutes of the Committee meeting held on the 20th July 2000 be confirmed as a true and correct record of the proceedings of that meeting.
- 3. MATTERS ARISING:** **Back Office Air Conditioning** *ACTION*
Bill Ritchie recommended that John Shaw at Panasonic be contacted about this non-functioning unit. *PMcG*
- Electrical Changeover** *CPM*
This is programmed for Wednesday 7th December 2000. Manager to speak to Bob Hudson from E.R.C. regarding energy audit.
- Car Park Contributions**
Noted that \$37,500 paid to Cathedral Village and was a refund of Villages car park contribution not required due to lack of car park management. services provided to Village owners.
- 4. BUDGETS 2000/2001** The proposed CBC budget as sent with Notice of Meeting was tabled and discussed. Noted that overexpenditure in last financial year was caused by following items:
1. **Electricity** - \$25,000 over budgeted figure. Noted anticipated new supply agreement will reverse increases and electricity should contribute to income within 2 - 3 years.

2. **Rates and Land Tax on Community Lot** - \$20,000 item not budgeted for as it was expected to be overturned by new legislation. Stewart Silver King & Burns to check with Peter Townley at Nicol Robinson Halletts about applying for credit exemption, based on rating value reduction achieved when they disputed original assessment.
3. **R & M Electrical** - \$12,000 over budget. Audit of electrical expenses shows outlay of over \$4,000 on replacement emergency lighting.
5. **CORRESPONDENCE**
- Letter from owners of block H20 and H21** *PMcG*
 Permission requested to enclose balconies with sliding glass windows. **Resolved** that permission be denied as it is against Brisbane City Council regulations to enclose balconies.
- Resolved** that managers investigate costs and practicality of installing a security camera to cover this area because of problems with intrusion over low section of heritage block fence. *CPM*
- Unit H1** *PMcG*
 Noted that constant harassment of other residents and also management by this owner is becoming a major problem. **Resolved** that the body corporate forward legal letter to Mr Radovic advising that action will be taken unless these activities cease.
- Individual Body Corporate Budgets** *PMcG*
Resolved that Stewart Silver King & Burns organise committee budget meetings for Notre Dame, Oxford & Cambridge, Canterbury & Westminster to be held 7th December 2000, subject to availability of committees. Manager's report to be circulated with Notice of Meetings.
6. **MANAGER'S REPORT**
1. **Sauna** *CPM*
 Follow up Brett Gillan regarding tray.
2. **Tree-Lopping** *CPM*
 Quote from C & R McKay approved.
3. **Stale Air in Foyers G & H Blocks** *CPM*
 Refer MCD to advise on any possible breaches of Brisbane City Council building code, due to lack of ventilation in foyers.
4. **Towing** *CPM*
 Committee **resolved** to support action of manager in towing vehicles for parking violations. *CPM*
5. **Verandahs** *CPM*
 Continued action by managers against residents hanging clothing on balconies and placing candles and pot plants on balconies has reduced this problem.. *CPM*

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| 6. | Carpets in Lift Foyers
All been cleaned now looking good. | <i>CPM</i> |
| 7. | Post Office Mail Box
Stewart Silver King & Burns to follow up unanswered letters to Australia Post. | <i>PMcG</i> |
| 8. | Damage to Unit
Lodge insurance claim for kitchen bench in A10 damaged by tenants. | <i>CPM</i> |
| 9. | Speed Bump
Managers to investigate with Brisbane City Council the legality of installing a speed bump in entrance to car park to reduce speeding. | <i>CPM</i> |
| 10. | Phoenix Palm Trees
All infested with Palm Weevils and require urgent treatment to keep them healthy. Resolved to proceed with treatment as per quote from B & B Tree Consultants at a cost of approximately \$1500 for 10 trees. Managers to get check quote from another firm also. | <i>CPM</i> |
| 11. | Calcium Leaching
Check that calcium leaching from concrete on stairs towards sales office is not a defect. | <i>CPM</i> |
| 12. | Defects
Follow up paint check and get samples for Brett Gillan. | <i>JOH</i> |
| 7. GENERAL BUSINESS | Painting
Resolved to follow up MCD up regarding Multiplex contribution to painting. | <i>CPM</i> |
| | Levies
Noted that details of levy arrears will be tabled at individual body corporate budget meetings. | <i>PMcG</i> |
| | Annual General Meeting
Tentative date Thursday 18 th January 2001 at 5:30pm. | <i>PMcG</i> |
| NEXT MEETING | The next meeting will be the Annual General Meeting of all Bodies Corporate, Cathedral Place, to be tentatively held on Tuesday 18th January 2001. | |
| CLOSURE | There being no further business the meeting closed at 7:10pm | |