

**MINUTES OF MEETING OF
CATHEDRAL PLACE COMMUNITY BODY CORPORATE
HELD ON 7TH JUNE 2001 AT 5.30PM
AT THE ONSITE MEETING OFFICE 41 GOTHA STREET FORTITUDE VALLEY.**

PRESENT	Bill Ritchie Bernice Hammer Pat Brown Eddie, Lorraine & Geoff Zunker Geoff	Community Body Corporate Notre Dame Oxford & Cambridge Cathedral Place Management Cathedral Place Management
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1. IN ATTENDANCE	Jim O'Hare Paul Wood Don Caslick	Stewart Silver King & Burns (Brisbane) Pty Ltd Stewart Silver King & Burns (Brisbane) Pty Ltd Stewart Silver King & Burns (Brisbane) Pty Ltd
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APOLOGIES	Tony May Dominique Bittar Merv Rollings Zam Martin Cameron Eaton
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CHAIRMAN	Mr Bill Ritchie chaired the meeting.
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QUORUM	The secretary advised the chairman that a quorum was in attendance and the meeting was declared open at 5:35 pm.
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2. MINUTES	Resolved that the minutes of the Committee meeting held on the 30 th November 2000 be confirmed as a true and correct record of the proceedings of that meeting.
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3. MATTERS ARISING	Speed Bumps The managers advised this has been discussed with Will Fisher and at this stage no action is to be taken.
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4. CATHEDRAL VILLAGE - CAR PARK MANAGEMENT	4.1 Boom Gate Installation & Financing Don Caslick gave a summary of the boom gate operation. There will be one entry & exit point at the Wickham Street end of Gotha Street. Patrons will activate a ticket dispenser by driving over a sensor loop. To exit the car park a ticket reader will calculate the fee and coins or tokens will be needed to be inserted in the reader to activate the boom gate. The initial fee will be set at: First 1.5 hours Free and there after in \$5.00 per hour or part there of. If a patron entered after 10.00pm and leaves before 8.00am there will be a flat fee of \$5.00. The hourly rate will apply if the patron is in before 10.00pm or out after 8.00am.
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It was proposed that the cost of the installation of up to \$65,000.00 be paid by The Principal Body Corporate and that The Village Body Corporate repay the amount out of parking fees generated until the debt was extinguished. Monies then collected from parking fees would go to The Village Body Corporate. Discussion ensued on the amount for the Principal Body Corporate to pay. It was noted that The Village Body Corporate contributes \$129,000 in levies to The Community Fund.

Resolved that up to \$65,000.00 be spent on the installation of the car parking boom gate system.. Subject to the second quote being less than \$65,000.00 for the equivalent system described.

4.5 Alteration to the agreement between Cathedral Community Body

Corporate & Eddie & Lorraine Zunker

It was explained that in the caretaking agreement there is amount of \$37,500.00 to be paid to the caretaker for the collection of monies and operation of the car parking facility. As the facility is to be automatic this responsibility is not required and the agreement should be amended to reflect the removal of this obligation of the caretaker and the payment for this work. A deed of variation was tabled reflecting these changes.

Resolved that the deed of variation be entered into.

4.6 Managers Duties - Re Car park management

It was noted that in the Deed of Variation the manager still has the duty of cleaning the Village car park area and must report operational problems associated with the car parking facility. The Manager does not have the duty of operating the car park or the collection of monies.

**5. EXTERIOR PAINTING
TENDERS**

5.1 Explanation of scope prepared by Engineer

Will Fisher presented tenders from AMD, Riley Shelley & Stella Corp. The tenders provided for a 9 year maintenance & building painting program.

5.2 Consideration of the three tenders - AMD, Riley Shelly, Stella Corp.

Concerns were raised as to the appearance of the building and as to the effectiveness of the paint used. It was noted that the building had a build up of "street grime" and was in need of a water clean. This cleaning would be part of the maintenance program to be installed. It was also noted that if any evidence of defective paint or paint used not as specified, then Multiplex would be advised of this defect and be required to repair at their expense. No other contract work has been done on external walls so any paint is that of the responsibility of Multiplex.

Resolved that the painting and maintenance contract be awarded to Riley Shelly, subject to the satisfaction of Will Fisher in relation to the type of paint to be used over the entire contract.

**6. CONSTRUCTION
DEFECTS**

Concern was expressed as to the delay in having defects repaired. It was explained that Will Fisher is now acting for Cathedral and coordinating defects with Chris Safonoff of MCD who is the liaison with Multiplex. As Will Fisher provides all details of claims to Chis, this does not allow Multiplex to ask for more information or details of the defects which slows the process down. Multiplex have already committed to dates for the rectification of certain defects and are to advise on recent submissions.

Resolved that Will Fisher constantly liase with Chis Safonoff in order to resolve these issues as soon as possible.

Concrete Lime Stains

It was noted that there are unsightly lime stains appearing. Will Fisher advised that this was a normal process and not a defect issue. Constant cleaning and time with resolve the problem. Will Fisher to advise management on a suitable cleaning agent,

WF

Hallway Painting Maintenance Program

It was noted that the maintenance program is working well and the paint used is able to be washed to remove marks.

7. MANAGER'S REPORT

The manager's report was tabled. Copy Attached.

Security Camera

Resolved that a CCTV security camera be installed in the pool area and that other areas be reviewed at a later date if required.

Sauna Tray

Car Park Leaks

Hot water systems

Bath & Shower leaks

Pool lighting

Stale air in foyers

Multiplex have already agreed to repair leaks to the podium but were unaware of the garbage room leak. Multiplex have done some work to the pool lights but this needs further attention.

MCD

MCD were advised at defect meeting today and are to respond.

A10 Repairs to bench top

The Managers advised this money had been recovered through small claims. Therefore there will be no need for an insurance claim.

Towing of cars

This should be resolved with the installation of the boom gates.

Garden

SSKB to provide a letter to the manager to enable them to obtain the Brisbane City Council's plant allocation.

SSKB

Meetings held in common area

SSKB to write to the owners of A 22 and advise this is for the private use of owners and is not to be used for commercial activities.

SSKB

8. GENERAL BUSINESS

Balcony Enclosure B 6

An application to enclose the balcony of B 6 was tabled. It was noted that the Brisbane City Council will not approve this and other application have previously been declined.

Resolved that SSKB write a letter advising of the unsuccessful application.

CLOSURE

There being no further business the meeting closed at 6: 46pm

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