

**MINUTES OF MEETING OF
CATHEDRAL PLACE COMMUNITY BODY CORPORATE
HELD ON 30TH AUGUST 2001 AT 6.00PM
AT THE ONSITE MEETING OFFICE 41 GOTHA STREET FORTITUDE VALLEY.**

- PRESENT** Bill Ritchie Community Body Corporate
Bernice Hammer Notre Dame
Tony May Canterbury & Westminster
Eddie, Lorraine & Geoff Zunker Cathedral Place Management
Geoff Adler Cathedral Place Management
- 1. IN ATTENDANCE** Jim O'Hare Stewart Silver King & Burns (Brisbane) Pty Ltd
Paul Wood Stewart Silver King & Burns (Brisbane) Pty Ltd
John Cheeseman Devine Ltd
Will Fisher Strata Facility Services
- APPOLOGIES** Dominique Bittar
Merv Rollings
Zam Martin
Cameron Eaton
Leonard Peterson
- 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 6:05 pm.
- 2. MINUTES** Resolved that the minutes of the Committee meeting held on the 7th June 2001 be confirmed as a true and correct record of the proceedings of that meeting.
- 3. MATTERS ARISING** To be addressed as separate items below.
- 4. CAR PARK** The Committee was advised of the installation of the Automatic car parking system in Cathedral Village car park as per previous minutes. This is scheduled to be fully operational within 1 week.
- 5. EXTERIOR PAINTING** Works can not commence until defects have been discharged. Will fisher to have defects signed off as soon as possible.
A wash down of the building is to take place as soon as defects resolved. The maintenance program is based over nine years and includes two repaints.
ACTION Will Fisher is to obtain quotes for owner's to seal and clean the balcony. WF
- 6. CONSTRUCTION DEFECTS** The following items were noted:
All garbage chute exhaust fans replaced
Pathway lights repaired
Rangehoods replaced. Some outstanding due to access problems
Steel painting to be done
Render painting to be done
Subsided ground repaired
Loose rocks in pool area repaired
Baths replaced
Membrain to garbage room installed
Pool lights repaired
Pool light wiring repaired

Handrail block H installed
F 4 tiles repaired
Stairs to blocks B & C staining to be addressed

Hot Water System

Will Fisher advised that the contractor has agreed to rectify the problem and all works associated with damage caused. The contractor also agreed to reimburse the Body Corporate for all past pumps replaced.. It was noted that a five year guarantee would be in place when the system is operating satisfactorily.

Seal Basement

Will Fisher advised of sealing the basement. This would comply with Work Health & Safety requirements as well as seal the leaks.

ACTION Will Fisher to investigate and liase with the building on their contribution.

WF

7. MANAGER'S REPORT

The manager's report was tabled. Copy Attached.

GENERAL BUSINESS

Bill Ritchie of his departure from Devine Ltd and that John Cheeseman would be acting for Devine Ltd. Bill thanked the committee for all past woks. Tony May moved a vote of thanks for all of the work Bill Ritchie has done in the past and wished him well on his future endeavours. Bill also noted the work carried out by the manager's Eddie & lorraine and their team..

CLOSURE

There being no further business the meeting closed at 7: 24pm

CONFIRMATION

CHAIRMAN

DISTRIBUTION BY THE
BODY CORPORATE
MANAGER

BODY CORPORATE MANAGER ...  ... DATE 24/8/01

CATHEDRAL PLACE MANAGEMENT

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Telephone: 07 3252 5288 Fax: 07 3252 0988

MANAGERS REPORT 30th AUGUST 2001

CHECKING OF SHOWERS & RANGEHOODS

Over the last couple of months Staff have been involved with organising contractors entry to rooms. Firstly, notices were issued to residents advising of approximate times of entry, then keys were left at office and collected again in the evenings, and contractors assisted during the day. We had the plumbing and rangehood issues. There are still a few plumbing issues not completed as a result of residents either overlooking the notice or others refusing entry if they were not home. Rangehoods still have a few outstanding.

Over 2000 notices were issued as one contractor did not turn up on some of the arranged days due to the electrical strikes. As many keys were handed in and returned.

BOOM GATES

At long last the Boom Gates are finally installed and will be operational today (fingers crossed). We are hoping this will alleviate the unpleasant task of dealing with angry and abusive people who have had vehicles towed and others wanting favours when friends stay over. Over the period some 266 vehicles have been towed.

UNLAWFUL ENTRY OF UNITS

We have had a few "enterings" of units when doors are left open or unlocked. Residents have to realise they need to take the same precautions required elsewhere in the city. We have a problem where residents are letting people through our security gates when they themselves are entering the complex. By the time we get up there they have disappeared.

HOT WATER

Hot water has been an on going problem again this winter. We have had many frustrated people phoning early in the morning due to lack of hot water when showering for work. We are hoping this problem will be rectified before next winter.

ORIGIN ENERGY

Origin Energy has a new policy regarding gas being connected. They inform the tenants to ask Management for the key to the cupboard and then turn their own gas on. Can you imagine the mayhem and possible dangers if this was to occur? Someone upset with a neighbour could come down and ask for the key stating they needed it to turn their gas on and go turn the neighbours gas off. Or the other possibility accidentally turn on gas to a vacant apartment that may have an existing problem.....?? We have refused to allow residents to turn on their gas and have rung Origin on numerous occasions with no results. The problem being we speak with a representative in Adelaide who has no idea about this complex.

OTHER ISSUES

Still no Sauna tray and the Carpark won't stop leaking.

Cathedral Place Management.