

Body Corporate For
CATHEDRAL PLACE BUP 106902

STEWART SILVER
 KING AND BURNS
 STRATA MANAGEMENT

MINUTES OF THE COMMITTEE MEETING OF THE BODY CORPORATE FOR Cathedral Place Community Body Corporate BUP 106902 HELD IN THE ON-SITE MEETING ROOM, CATHEDRAL PLACE, 41 GOTHA STREET, FORTITUDE VALLEY, QLD 4006, ON THURSDAY 13TH JANUARY 2005 AT 6.00PM.

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PRESENT

"A" Notre Dame - represented by Peter Lewis
 "B/C" Oxford & Cambridge - represented by Pat Brown
 "D/E" Canterbury & Westminster - represented by Peter Lewis
 "F" Duhig - represented by Randall Edwards
 "G/H" Kensington & Sandringham - represented by Andrew Tynan
 Cathedral Village - represented by John Gilliland

IN ATTENDANCE

Pat McGlade - Stewart Silver King & Burns (Brisbane) Pty Ltd
 Geoff Adler - Cathedral Place Management
 Dawn Tran - NRH - by invitation
 John Cipollone - by invitation
 Lynne McGlade - by invitation

APOLOGIES Nil

CHAIRMAN John Gilliland chaired the meeting.

QUORUM Chairman declared a quorum present and declared the meeting open at 6.00pm.

SUBJECT	DISCUSSION / RESOLUTION	ACTION	DUE DATE
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Minutes of the Previous Committee Meeting

Noted that the minutes of the previous Committee Meeting dated Wednesday 24 th November 2004, will be confirmed at next committee meeting.		
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Matters Arising from Previous Minutes

Noted that all matters arising from previous minutes will be dealt with at next committee meeting.		
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Financial Statements

Financials to 13 th January 2005 tabled, discussed, and accepted.		
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Correspondence

Inwards		
From NRH - re Statement of claim from ERC		

Manager's Report

No Managers Report tabled.

General Business

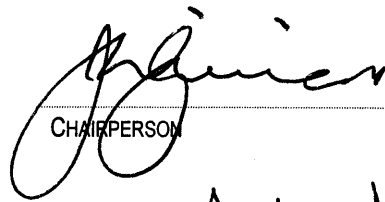
<p>CCTV Security System</p>	<p>Noted, that as per resolutions of previous committee meetings quotations had been sought for the replacement of the CCTV system with upgraded equipment. A range of quotations was obtained, and a short list of two was tabled and discussed by committee. The quotation from Secmarit Solutions for a Honeywell based system was priced at \$66,839.66 for a one stage installation, and \$68,871.13 if done in two stages. The quotation from Technical Response Group was costed at \$43,959.58 for a one stage installation utilising a Ness system. Noted that both systems provided very similar equipment, functions, and warranties. Resolved that committee approve and authorise the acceptance of quotation from TRG at a cost of \$43,959.18 (incl GST), as per specifications provided in quotation, and further resolved that John Gilliland be authorised to organise the funding of this equipment through the Sinking Fund, in the most cost effective manner by way of lease / hire purchase etc, and that the funding be over a 4 year period providing the interest rate is deemed to be suitable.</p> <p>Voting: For 6: Against 0: Abstain 0:</p> <p>John Cipollone withdrew from the meeting at 6.30pm.</p>	<p>CPM</p> <p>John Gilliland</p>	
<p>ERC termination</p>	<p>Dawn Tran of Nicol Robinson Hallett's attended the meeting by invitation, and addressed committee, outlining the termination of ERC, and the implications of this action upon the body corporate. As tabled in correspondence a claim has been served by ERC upon the body corporate seeking an amount of \$206,345.66 in damages for alleged breach of contract etc. Dawn Tran advised committee that NRH view the claim as spurious, and that it is severely lacking in particulars such as specific calculations to back up the claim. NRH recommend that a defence of the claim be filed, and that the body corporate formally request by way of court documents that ERC provide further particulars and documents within 7 days to enable a defence to be drafted, and also that ERC be required to lodge with the court a security bond of \$80,000. Noted that ERC's actions have caused CBC to be in breach of the Electricity Act, and that NRH advised that a counterclaim for all costs and also for recovery of any outstanding monies from ERC should be seriously considered .</p>		

	<p>Resolved that committee authorise NRH to proceed with filing a defence to the ERC claim, requesting discovery of all documents, and also requesting the court to require ERC to lodge \$80,000 with the court as a security bond to cover possible costs arising to the body corporate in this matter, and further resolved, that subject to disclosure, NRH be authorised to proceed with drafting and lodging a counterclaim against ERC.</p> <p>Voting: For 6: Against 0: Abstain 0:</p>	NRH
CPM New Caretaking & Letting agreements	<p>Dawn Tran tabled final drafts of the new Caretaking & Letting agreements between the CBC and Eddie and Lorraine Zunker.</p> <p>Resolved that these drafts be distributed to all committee and the Zunkers for perusal, and that committee members to come back to John Gilliland with any queries within 7 days, if no response received then acceptance will be assumed. Further resolved that Hynes Lawyers be forwarded a copy also, and that NRH be instructed to work with Hynes on any amendments, and further resolved that these agreements be placed on the agenda for approval at the upcoming Annual General Meeting, to be held on a date to be advised in Mid-February 2005.</p> <p>Voting: For 6: Against 0: Abstain 0:</p> <p>Dawn Tran withdrew from the meeting at 7.20pm.</p>	SSKB
Quarterly levies	<p>Noted that quarterly levies due on 01/03/2005 for all bodies corporate will have to be sent out at the old rate if issued prior to the upcoming AGM's.</p> <p>Resolved that issue of all levies due 01/03/2005 be held back until after AGM's due to be held mid February 2005, and that discount date will be adjusted accordingly.</p> <p>Voting: For 6: Against 0: Abstain 0:</p>	SSKB
CBC Annual General Meeting	<p>Noted that CBC AGM date can not be set until resolution by auditor of some outstanding items as instructed by Chairman.</p> <p>Resolved that AGM of CBC be held back until auditor resolves issues as instructed, and further resolved that Stewart Silver King & Burns (Gold Coast) Pty Ltd and auditor be instructed to proceed with urgency on this matter, so that meeting may be held by early February at latest.</p> <p>Voting: For 6: Against 0: Abstain 0:</p>	SSKB

Roller door	<p>Resolved to ratify approval given to CPM to replace damaged roller door in garage at a cost of \$1,606.10 as quoted by Pro Doors (Aust) Pty Ltd for a non powder coated door.</p>	CPM
	<p>Voting: For 6: Against 0: Abstain 0:</p>	
Fire extinguisher testing	<p>CPM tabled quotation for the 6 yearly pressure testing of all fire extinguishers at a cost of \$9,223.00 (incl GST).</p>	
	<p>Resolved that CPM be instructed to obtain further quotes from contractors such as London & Independent, and report back to next meeting.</p>	CPM
	<p>Voting: For 6: Against 0: Abstain 0:</p>	
Chairman's reimbursement of costs	<p>Peter Lewis proposed a vote of thanks to John Gilliland for the many hours of his time and the effort he has expended in resolving several major issues over the past 18 months, and also proposed that the body corporate should reimburse John for the time involved.</p>	
	<p>Resolved that the vote of thanks be endorsed, and further resolved that John Gilliland be asked to provide an invoice to the body corporate for services rendered which have been outside of those normally expected of a chairperson.</p>	John Gilliland
	<p>Voting: For 5: Against 0: Abstain 1:</p>	
Lighting in oasis area	<p>Peter Lewis advised that this matter remained ongoing, and would be bought back to committee at a later date.</p>	Peter Lewis
Public Relations	<p>Peter Lewis advised that Jane Keogh had submitted a draft proposal to him, and that a final draft would be tabled at next committee meeting.</p>	Peter Lewis
Balcony Enclosure	<p>Noted that Brisbane City Council had not responded to the request from CBC that they outline their present policy on enclosure of balconies, particularly as they apply to Cathedral Place.</p>	
	<p>Resolved that Randall Edwards be authorised to pursue this matter, and to report back to committee.</p>	Randall Edwards
	<p>Voting: For 6: Against 0: Abstain 0:</p>	
Chairman on holiday	<p>John Gilliland advised that he would be away on holiday from 14th January for 2 weeks, and that all matters requiring attention be forwarded to Pat McGlade or Peter Lewis for attention.</p>	

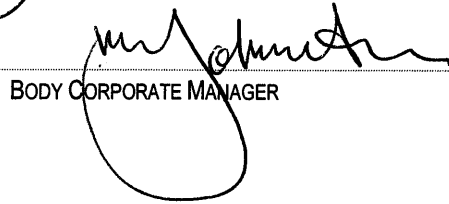
CLOSURE There being no further business the Chairman declared the meeting closed at 8.00pm.

CONFIRMATION


CHAIRPERSON

DATE 31. 1. 05

DISTRIBUTION


BODY CORPORATE MANAGER

DATE 31-1-05

