

MINUTES OF COMMITTEE MEETING
CATHEDRAL PLACE COMMUNITY BODY CORPORATE MCP 106902

HELD AT THE OFFICES OF SYZYG Y CORPORATION, UNIT 23, CATHEDRAL VILLAGE, 115 WICKHAM STREET, FORTITUDE VALLEY ON THURSDAY 28 SEPTEMBER 2006 AT 6PM.

Representation: Mr Peter Lewis
Mr Pat Brown
Mr Tony Rich
Mr John Gilliland
Mr Ken Morrisby
Mrs Lorraine Zunker and Mr Peter Zunker- Resident Manager
Ms Kellie Pratt - Representing Archers Body Corporate Management

Also In Attendance: Mr Brian Fisher

Apologies: Mr Randall Edwards

Proxy: Mr Randall Edwards in favour of Mr Peter Lewis

Quorum: It was noted that a quorum was constituted as at least 50% of all members of the committee being present

Chairman: Mr Lewis chaired the meeting.

Validity of Representation: Ms Pratt confirmed the validity of the Members present and advised that the Secretary had not received written advice, signed by the Chairperson and Secretary of Notre Dame, confirming the appointment of Mrs Zunker as their representative. It was also noted that Ms Pratt was not able to locate where the Secretary had received a notice, signed by the Chairperson and Secretary advising of Mr Edwards' appointment as the representative for Duhig.

Following much discussion it was agreed that Mrs Zunker would remain in the meeting as a representative of the Resident Manager. It was also agreed that Mr Zunker could remain in the meeting for the items involving the Resident Manager.

Minutes of Previous Meeting: It was noted that there were no Minutes available for the last Committee Meeting. It was agreed that Ms Pratt would endeavour to reconstruct the Minutes with information to be supplied by Mr Morrisby.

Water Tanks : The meeting discussed the proposal to install water tanks. It was agreed that the tanks should be installed in the SouthWest corner.

It was RESOLVED that:

1. The Body Corporate proceed with the purchase and installation of two plastic water tanks from McCracken's and that Mr Peter Zunker is to advise McCracken's of the approval to proceed.
2. The Body Corporate approve the expenditure of up to \$6,000 for purchase of plastic piping.
3. Mr Peter Zunker to arrange for a requote for the pumps and to proceed as long as the cost is not more than \$8,000.
4. To ratify the purchase of the copper piping and to agreed to sell the copper piping back to the supplier as it is no longer required.

Carried 6 For, 0 Against.

Oasis Renovations:

It was agreed that owners could be supplied with copies of the GHD Report if requested and that Mr Gilliland would supply a copy to Mrs Zunker. It was agreed that Mr Zunker would arrange for quotations from a Landscape Architect and for the membrane and that Ms Pratt would supply the name of a company used in another similar complex.

Resident Managers Report:

Security

It was agreed that the Resident Managers are to report any serious security breaches to the Chairman of the Body Corporate.

Paving Around Pool

Mr Zunker to arrange for a quote to attend to the areas of paving which are a potential trip hazard.

Soil

Mr Zunker to proceed with the top up of soil in any holes but no soil top up in the Oasis Area. It was agreed to proceed with mulching of the front entrance garden at a cost not to exceed \$1,000. Mr Eddie Zunker to discuss the mulch with Mr Brown.

Speed Bumps

Mr Zunker to arrange quotations.

Water Rates

Mr Zunker advised the meeting of his discussions with Brisbane Water regarding the way that the water is currently being billed.

Expenditure

It was RESOLVED that the expenditure limit for the Resident Manager be increased to \$1,000.

Security Key Pads

It was RESOLVED to proceed with the quotation from Arrow.

RESOLVED to accept Resident Managers Report as read.

Carried 6 For, 0 Against.

Correspondence:

Inward

Documentation

Mr Zunker to clarify what documents he requires copies of.

Outward

Mr Lewis tabled correspondence sent to Mr Tony McQuillan at SSKB and to Mr Peter Zunker.

General Business:

Archers Body Corporate Management Agreement

Mr Morrisby signed the Administration Agreement with Archers Body Corporate Management and it was agreed that Mr Rich would sign once discussed with his Committee.

Electricity Dividends

The meeting discussed the distribution of the electricity dividends and the error made by SSKB.

Caretaking Expression of Interest:

The meeting reviewed the Expression of Interest document prepared by Mr Gilliland. It was agreed that the Committee members would review the Expression of Interest document and advise Ms Pratt by 4 October 2006 if they would like to see any changes made to the document. Mr Gilliland

also tabled a draft Deed of Acknowledgement and Indemnity, it was agreed that the members of the Committee would review this document and advise of any changes they wished to made to the document before signing.

Mr Lewis advised the meeting of the recent Notre Dame Committee Meeting.

It was RESOLVED to apply to the Commissioner for a ruling on the matter of Conflict of Interest.

Carried 3 For, 2 Against.

There being no further business, the meeting closed at 9.55pm.

Confirmed.

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Chairman