



**MINUTES OF AN EXTRAORDINARY GENERAL MEETING OF CATHEDRAL PLACE
COMMUNITY BODY CORPORATE MCP 106902 HELD AT MEETING ROOM, CATHEDRAL
PLACE ON WEDNESDAY 19 NOVEMBER 2008 AT 6.00 PM**

Representation: Mr Peter Zunker Representative - 'A' – Notre Dame
Mr Tony Rich Representative - 'D/E' – Canterbury & Westminster
Mr Brian Fisher Representative - 'F' - Duhig
Mr John Gilliland Representative - Cathedral Village
Mr Conrad Beal Body Corporate Manager, Representing Archers
Corporate Management Pty Ltd

Present by Voting Paper: Mr Pat Brown Representative - 'B/C' – Oxford & Cambridge
Mr Ken Morrisby, Representative - 'G/H' – Kensington & Sandringham

Present: Mr Lindsay Anlezark, Committee member, Notre Dame

Proxies: Mr Ken Morrisby, Representative - 'G/H' – Kensington & Sandringham : Proxy To
John Gilliland
Mr Pat Brown , Representative - 'B/C' – Oxford & Cambridge : Proxy To Peter Zunker

Chairman: Mr Tony Rich, the Body Corporate Chairman, chaired the meeting. He declared a
quorum present and the meeting open at 6.00 pm

Chairman considered financial status of all members
Peter Zunker advised of and presented a notice issued by him, as Body Corporate
Treasurer, that the levies resolved at the adjourned Extraordinary General Meeting of
14 October 2008 would be due and payable on 14 October 2008, and that the notice
had been served upon the Cathedral Village Chairman.

Body Corporate Manager advised that, in accordance with the minutes of the EGM
that resolved a motion to issue a "corrective levy" and that Archers Body Corporate
Management is of the opinion that, as stated at the meeting, the motion is potentially
invalid as it proposes to rectify levies issued and does not take into account that the
substance of the budget that created the levies is inaccurate as the later changes to
the opening and closing balances has been changes as how the Restricted and
Unrestricted budgets are formed.

John Gilliland advised that he agrees with this, and this is what he stated when the
levies were voted on.

Body Corporate Manager advised that the levy had not been issued only due to
system and staff issues within the firm. The decision had been made to issue the
levy.

Peter Zunker advised that the motion must stand as it is a recommendation of the
auditor, and meets the legislative requirements.

Chairman ruled that he considered the notice issued by Peter Zunker and that he did
not intend to disenfranchise Cathedral Village by not being able to vote at the meeting
and that Peter Zunker could lodge a dispute with the potentially invalidly raised levy.

Motion 1 The following motion was read to the meeting :-

Ordinary Resolution "That the Minutes of the Extraordinary General Meeting held on 14 October 2008
and included with this notice, be adopted as a true and correct record."

- Minutes of Previous Meeting: This motion was **carried** with votes received as follows :-
YES: 6 NO: 0 ABSTAIN: 0

Motion 2 The following motion was read to the meeting:-

Ordinary Resolution "That CPCBC immediately commence the conduct of a tender for appointment of a
caretaker to the complex"

Conduct Tender This motion was carried with votes received as follows :-
YES: 'A' – 157, 'B & C' – 72, 'D & E' – 98, 'F' – 84, 'G & H' – 96, Cathedral Village' –
143 = 650
NO: 0 ABSTAIN: 0

Motion 3

The following motion was read to the meeting:-

Ordinary Resolution

“That the tender process be completed by 7 January 2009 and that the incumbent and the EOI respondents be included in the invitation to tender.”

Tender Process

This motion was carried with votes received as follows :-

YES: : ‘D & E’ – 98 , ‘G & H’ – 96, Cathedral Village’ – 143 = 337

NO: A’ – 157, ‘B & C’ – 72, ‘F’ – 84 = 313

ABSTAIN: 0

Motion 4

The following motion was read to the meeting:-

Ordinary Resolution

That the tender contract be for an initial period of three years

Tender Period

This motion was **lost** with votes received as follows :-

YES: ‘G & H’ – 96, Cathedral Village’ – 143 = 239

NO: ‘A’ – 157, ‘B & C’ – 72, D & E’ – 98, = 327 ABSTAIN: ‘F’ = 84

Motion 5

The following motion was read to the meeting:-

Ordinary Resolution

That the tender contract require annual reviews of performance and terms and conditions with the provision that the schedule of fees and charges may not vary upwards by more than 5% in any year or more than 10% in any period of three years.

Tender Manager

This motion was **lost** with votes received as follows :-

YES: , ‘G & H’ = 96,

NO: ‘A’ – 157, ‘B & C’ – 72, ‘D & E’ – 98, ‘F’ – 84, Cathedral Village’ – 143 = 554

ABSTAIN: 0

Motion 6

The following motion was read to the meeting:-

Ordinary Resolution

That the tender contract provide for two extension periods of three years each with the agreement of a simple majority of CPCBC in General Meeting.

Tender Period

This motion was **lost** with votes received as follows :-

YES: : ‘G & H’ – 96, Cathedral Village’ – 143 = 239

NO: ‘A’ – 157, ‘B & C’ – 72, ‘D & E’ – 98, ‘F’ – 84 = 411

ABSTAIN: 0

Motion 7

The following motion was read to the meeting:-

Ordinary Resolution

That the tender contract provide suitable termination clauses if a 75% majority of CPCBC committee determine in General meeting that the contract ought to cease for inadequate performance in the opinion of the CPCBC at any annual review.

Termination Clauses

This motion was **carried** with votes received as follows :-

YES: ‘D & E’ – 98, ‘F’ – 84, ‘G & H’ – 96, Cathedral Village’ – 143 = 421

NO: ‘B & C’ = 72 ABSTAIN: ‘A’ = 157

Motion 8

The following motion was read to the meeting:-

Ordinary Resolution

That Ken Morrisby is appointed as Tender Manager and Brian Fisher as his alternate to manage the tender process to completion reporting to the CPCBC.

Tender Manager

This motion was **carried** with votes received as follows :-

YES: ‘D & E’ – 98, ‘F’ – 84, ‘G & H’ – 96, Cathedral Village’ – 143 = 421

NO: : ‘A’ - 157, ‘B & C’ - 72 = 229 ABSTAIN - 0

Motion 9

The following motion was read to the meeting:-

Ordinary Resolution

That CPCBC engage a competent panel Lawyer to prepare a Letting License granting restricted access to the community property of CPCBC to select Real Estate agents to control the conduct of a business of letting and selling units on site.

Letting Licence

This motion was **lost** with votes received as follows :-

YES: : 'G & H' – 96, Cathedral Village' – 143 = 239

NO: 'A' – 157, 'B & C' – 72, 'F' – 84 = 313

ABSTAIN: 'D & E' – 98

Motion 10

The following motion was read to the meeting:-

Ordinary Resolution

That the Letting License contain suitable clause(s) preventing the letting of units for fewer than 30 days.

**Letting License -
Restriction**

This motion was **lost** with votes received as follows :-

YES: : 'G & H' – 96, Cathedral Village' – 143 = 239

NO: 'A' – 157, 'B & C' – 72, 'F' – 84 = 313

ABSTAIN: 'D & E' – 98

Motion 11

The following motion was read to the meeting:-

Ordinary Resolution

That the CPCBC conduct an Expression of Interest process concurrent with the Caretaking tender process to appoint one or more Real estate agents under the Letting License to be completed by 7 January 2009.

Letting License - EOI

This motion was **lost** with votes received as follows :-

YES: : 'G & H' – 96, Cathedral Village' – 143 = 239

NO: 'A' – 157, 'B & C' – 72, 'D & E' – 98, 'F' – 84 = 411

ABSTAIN: 0

Motion12

The following motion was read to the meeting:-

Ordinary Resolution

That the selected agents be encouraged to offer inducements to CPCBC and/or its owners in exchange for the granting of an onsite Letting License.

**Letting License -
Inducements**

This motion was **lost** with votes received as follows :-

YES: : 'G & H' – 96, Cathedral Village' – 143 = 239

NO: 'A' – 157, 'B & C' – 72, 'D & E' – 98, 'F' – 84 = 411

ABSTAIN: 0

The Chairman declared the meeting closed at 7.20 pm

Confirmed.

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Chairman