

**MINUTES OF A COMMITTEE MEETING OF THE BODY CORPORATE FOR  
CATHEDRAL PLACE CBC MIXED COMMUNITY PLAN 106902  
HELD AT CATHEDRAL PLACE MEETING ROOM, 41 GOTHA STREET, FORTITIDE VALLEY  
ON 4 JUNE 2009 AT 6:05PM**

- Representation:**            **Randall Edwards**            **Chairperson / Treasurer**  
                                  **John Gilliland**            **Secretary**  
                                  **Lindsay Anlezark**        **Representative for Notre Dame**  
                                  **Pat Brown**                **Ordinary Committee Member**  
                                  **Tony Rich**                **Ordinary Committee Member**  
                                  **Larry Cowling**         **Ordinary Committee Member**
- Apologies:**                **Peter Zunker**
- Also Present**            **C Ceraolo**                **Owner Lot B3**  
                                  **L Zunker**                 **Co-Owner Lot A140**  
                                  **K Abrahams**             **Owner Lot A150**  
                                  **T Raumer**                **Representing Lot C37 / Owner Lot G88**  
                                  **I Berecz**                 **Owner Lot H 36**
- Quorum:**                 It was noted that a quorum was constituted as at least 50% of all members of the committee were present
- Chairperson:**            **Randall Edwards**
- Minutes of Previous Meeting:**        Resolved that the minutes of the previous Committee Meeting held be adopted as a true record of that meeting.  
                                  **Carried 6 For, Nil Against.**
- Business Arising:**        Treasurer reported that the CPCBC budgets were depleted as Suspense billings total in excess of \$250k were overdue.  
                                  **RESOLVED** to collect overdues urgently  
                                  **Carried 5 For, 1 Abstain**  
                                  Further noted that the Secretary to settle letter of demand on BUPs with Archers asap.
- Inward and Outward Correspondence:**        Star BMS recommendation on maintenance work  
                                  Appointment of Lindsay Anlezark as Representative Notre Dame BUP duly signed by chairperson and Secretary.  
                                  **RESOLVED** to accept correspondence as read.  
                                  **Carried 6 For, Nil Against.**
- Resident Managers Report:**        The Star BMS agenda for maintenance repairs was reviewed by item (Copy Attached). The meeting resolved accordingly (by item).  
                                  1. Proceed with Aspark quote  
                                  **Carried 4 For, 2 Abstain**  
                                  2. Obtain a third quote. T Rich to review three quotes with Star and award contract to most technically qualified lowest quote.  
                                  **Carried 6 For. Nil Against.**  
                                  3. Proceed with works  
                                  **Carried 3 For, 3 Abstain**  
                                  4. Proceed with Works  
                                  **Carried 4 For, 2 Abstain**  
                                  5. CPCBC to request Archers find a Fire Safety Officer  
                                  **Carried 6 For, Nil Against.**

6. Star to obtain third quote.
7. Proceed with leak detection  
**Carried 4 For, 2 Abstain**
8. Obtain another quote.
9. Proceed with Aspark quote. Star to manage project so that costs don't run away. Star to observe proper allocation of work so that correct budgets/BUPs pay for work.  
**Carried 6 For, Nil Against.**
10. Proceed with Aspark quote  
**Carried 6 For, Nil Against (noted new circuit will be installed).**
11. Star to get another quote. T Rich to authorise contractor with a maximum budget of \$3599.50 ex GST. Gas BBQ  
**Carried 5 For, 1 Abstain**
12. Obtain another quote.
13. Include on next agenda.
14. Include on next agenda.
15. Include on next agenda.
16. Include on next agenda.
17. Star instructed to complete work at its cost. T Rich to manage work and ensure costs are allocated to correct budget/BUP  
**Carried 4 For, 2 Abstain**
18. Star instructed to complete work at its cost. T Rich to manage work and ensure costs are allocated to correct budget/BUP  
**Carried 4 For, 2 Abstain**
19. Star instructed to complete work at its cost. T Rich to manage work and ensure costs are allocated to correct budget/BUP  
**Carried 4 For, 2 Abstain**
20. Deleted.
21. Deleted.
22. Include on next agenda.
23. Include on next agenda.
24. Include on next agenda.
25. Include on next agenda.
26. Include on next agenda.
27. Include on next agenda.
28. Repair to external Visitors carpark roller door \$3316.74 + GST  
**Carried 6 For, Nil Against**
29. StarBMS to review management program for Oasis podium renovations  
**Carried 6 For, Nil Against**

Items 2.1, 2.2, 2.3 to be discussed at adjourned meeting.

**Date of Next  
Committee Meeting:**

To Be Advised

Meeting was adjourned at 6:50pm to a date to be settled by the Secretary with  
Chairperson to complete business.

Confirmed.

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Chairperson

# Community Body Corporate Meeting

4th June 2009

## AGENDA

Item	Contractor	Quotation	Star Recommendation	Approved	Rejected	Other
1	Brick Lighting	Geoff Magoffin	\$100 + GST first hour \$80 + GST additional hour + Materials Service call \$58 + GST and \$70 + GST per hour + Materials	Proceed with Aspark Electrical		
		Aspark Electrical				
2	Emergency Lights	Spectrum Fire	Call Out \$200 + GST, \$100/ hr Labour, \$65 for logbook & Replacement tubes at \$10 each	Proceed with Let There Be Light		
		Let There be Light	\$490 + GST, \$49 + GST for logbook & replacement tubes at \$8 each			
3	Pathway drain (H Block)	Aquagas Plumbing	\$375.00 + GST	Proceed with Works		
4	Pest Control	Pinnacle Pest Management	\$1,070 + GST	Proceed with Works		
5	PSA Appointment	For Discussion	Ongoing Contract \$270 + GST pq			
6	Fire Maintenance Contract	Spectrum Fire	BC to request from Archers			
		Fire Worx	Still Awaiting New Quote Current \$20,454.55 + GST	Award Contract to Fire Worx		
7	Leak Location	Pool Tech	\$23,627.00 + GST			
8	Security Screens	Zamboo	\$363.64 + GST	Proceed with Leak Detection		
9	Repairs to Faulty Light Fittings	Aspark Electrical	\$7,560.00 + GST	Await Second Quotation		
		Geoff Magoffin	\$70 + GST + Materials	Proceed with Aspark Electrical		
10	Additional Power Points (Pool Room)	Aspark Electrical	\$100 + GST first hour \$80 + GST additional hour + Materials			
		Zamboo	\$809.86 + GST	Proceed with Aspark Electrical		
		Aquagas Plumbing	\$490.91 + GST \$5,810.00 + GST (Gas) \$3,622.50 + GST + Electrical Works (Electrical)	Dependant on scope of podium refurbishment.		
11	BBQ Replacement x 1	Aquagas Plumbing	\$11,430.00 + GST (Gas)	Dependant on scope of podium refurbishment.		
	BBQ Replacement x 3	Aquagas Plumbing	10,867.50 + GST (Electrical)	Dependant on scope of podium refurbishment.		

12	Signboard Directional Lighting	Zambo	\$1,782.00 + GST \$100 + GST first hour \$80 + GST additional hour + Materials	DG confirming scope of works prior to meeting on Thursday		
13	Stump Removal	Geoff Magoffin	N/A			
14	Sensor Strainers	Zambo	\$183.27 + GST	Proceed with Works		
15	Irrigation System	Discussion	N/A			
16	Pool Lighting Repairs	Zambo	\$552.27 + GST	Proceed with Geoff Magoffin		
		Geoff Magoffin	Varied			
17	Furniture Sanding & Restaining	Zambo	\$572.73 + GST	Proceed with Works		
18	Spa Column Rust Treat & Paint	Zambo	\$504.00 + GST	Proceed with Works		
19	Kurb Painting	Glen Robinson	\$1,300 + GST	For discussion		
		Reilly Shelley	Included in Contract			
22	Graffiti Removal	Zambo	\$572.73 + GST	For discussion		
		Reilly Shelley	Included in Contract			
23	Workplace Health & Safety	For Discussion	BC to Request from Archers			
24	Fire Equipment Repairs Q1	Spectrum Fire	\$3,451.19 + GST			
	Fire Equipment Repairs Q2	Spectrum Fire	TBA			
25	Drainage Channel Under Shower	Zambo	\$882.00 + GST	For discussion with podium refurbishment		
26	Installation of Additional Bins	Zambo	Price being confirmed Wednesday			
27	Build in Fire Escape on Gibbs Street	Zambo	\$8,469.09 + GST	For Discussion		