



**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		
2	Emergency Lights	Aspark Electrical	Call Out \$200 + GST, \$100 / hr Labour, \$65 for logbook & Replacement tubes at \$10 each \$490 + GST, \$49 + GST for logbook & replacement tubes at \$8 each	Proceed with Let There Be Light		
3	Pathway drain (H Block)	Spectrum Fire	\$375.00 + GST	Proceed with Works		
4	Pest Control	Let There be Light	\$1,070 + GST	Proceed with Works		
5	FSA Appointment	Aquagas Plumbing	Ongoing Contract \$270 + GST pq BC to Request From Archers			
6	Fire Maintenance Contract	Pinnacle Pest Management For Discussion	Still Awaiting New Quote Current \$20,454.55 + GST	Award Contract to Fire Work		
7	Leak Location	Spectrum Fire	\$23,627.00 + GST			
8	Security Screens	Fire Work	\$363.64 + GST	Proceed with Leak Detection		
9	Repairs to Faulty Light Fittings	Pool Tech	\$7,560.00 + GST	Await Second Quotation		
10	Additional Power Points (Pool Room)	Zamboo	\$70 + GST + Materials \$100 + GST first hour \$80 + GST additional hour + Materials	Proceed with Aspark Electrical		
11	BBQ Replacement x 1	Aspark Electrical	\$809.86 + GST	Proceed with Aspark Electrical		
	BBQ Replacement x 3	Geoff Magoffin	\$490.91 + GST \$3,810.00 + GST (gas) \$3,622.50 + GST + Electrical Works (Electrical) \$11,430.00 + GST (Gas) 10,867.50 + GST (Electrical)	Dependant on scope of podium refurbishment. 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 Discussion	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		
		Relly Shelley	Included in Contract			
22	Graffiti Removal	Zambo	\$572.73 + GST	For discussion		
		Relly 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		