

**MINUTES OF THE BUDGET COMMITTEE MEETING OF THE BODY CORPORATE FOR "CATHEDRAL PLACE CBC" MIXED COMMUNITY PLAN 106902 HELD ON THURSDAY 17 DECEMBER 2009 4:00 PM AT MEETING ROOM, CATHEDRAL PLACE, 41 GOTHA STREET, FORTITUDE VALLEY**

**PRESENT IN PERSON**

Randall Edwards (Chairperson/Treasurer), John Gilliland (Secretary)(late arrival) Crestina Ceraolo, Michael Pointing (late arrival), Tony Rich, Peter Zunker (Ordinary Committee Members).

**APOLOGIES**

Nil

**IN ATTENDANCE**

David Gordon representing Body Corporate Services Pty Ltd.

**CHAIRPERSON OF MEETING**

Mr Randall Edwards chaired the meeting.

**QUORUM**

The chairperson declared that a quorum was represented and the meeting was declared open at 4:00pm.

**1 PROXIES**

**MOTION 1:** - That the committee approve the appointment of Randall Edwards to act as proxy for John Gilliland (Secretary).

**RESOLVED by Committee Ordinary Resolution** that the motion be **CARRIED**.

Voting: Yes: - 4 No: - 0 Abstain: - 0

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**2 CONFIRMATION OF MINUTES**

**Committee meeting 30/11/09:**

That the minutes of the committee meeting of 30/11/2009, which have not yet been dealt with, be provided to the next meeting for consideration.

**Committee meeting 7/12/09:**

Note: Insert table to motion 7 in the original format from the draft minutes.

**MOTION 2:** - That the minutes of the committee meeting of 7/12/2009 amended as above, be approved.

**RESOLVED by Unanimous Resolution** that the motion be **CARRIED**.

Voting: Yes: - 5 No: - 0 Abstain: - 0

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Corporate Lic No: 862864, (NSW) Memberships:  
National Community Titles Institute (NCTI), Institute of Strata Title Management Ltd. (NSW), Community Titles Institute QLD Ltd (CTIQ),  
Owners Corporations Victoria (VIC), Community Associations Institute (USA), Urban Development Institute of Australia (NSW)  
Branches: (NSW): Sydney, Central Coast, Forster-Tuncurry, Miranda, Mona Vale, Newcastle, Port Stephens, Tweed Heads, Willoughby, Wollongong  
(QLD): Brisbane, Cairns, Coolangatta, Gold Coast, Mackay, Noosa, Port Douglas, Townsville  
(VIC): Hawthorn, Melbourne

Typed by: David Gordon  
CATHEDRAL PLACE CBC MCP 106902

### 3 FINANCIAL REPORTS

A set of interim financial statements were presented to the committee members at the meeting.

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### 4 BUDGETS

Peter Zunker advised that the Unrestricted Sinking Fund Budget by Napier and Blakeley contains inaccurate property details, therefore the costings are not accurate.

***Mick Pointing (ordinary member) arrived at 4:44pm***  
***Voting now increases to 6 present.***

The meeting requested Peter Zunker to provide the "Maggofin" report regarding detail of electricity meters

***John Gilliland (Secretary) arrived at 5:15pm***  
***Proxy to Randall Edwards is vacated.***

Budget discussed and agreed, as follows:

**MOTION 4a:** That an amount of \$30,000.00 be included in the budget for legal expenses.

**RESOLVED by Committee Ordinary Resolution** that the motion be **CARRIED**.

Vote:                                Yes 4                                No 2                                Abstain 0

**MOTION 4b:** That the budget ,as determined by agreement today, be presented to the Annual General Meeting for approval.

**RESOLVED by Committee Ordinary Resolution** that the motion be **CARRIED**.

Vote:                                Yes 4                                No 2                                Abstain 0

**Action: Body Corporate Services to contact Donna Edwards at Watts Energy.**

**MOTION 4c:** That the Annual General Meeting be held on Thursday 4 February 2010 at 5pm in the on-site meeting room at Cathedral Place.

**RESOLVED by Unanimous Resolution** that the motion be **CARRIED**.

Vote:                                Yes 6                                No 0                                Abstain 0

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### 5 CARTHILLS AUDIT REPORT

The meeting noted that the Carthills submission has been made to the Commissioner's Office.

**MOTION 5:** That the deadline for Carthills be extended to 29 January 2010.

**RESOLVED by Unanimous Resolution** that the motion be **CARRIED**.

Vote:                                Yes 6                                No 0                                Abstain 0

**Action:** Treasurer

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### 6 RESPONSE TO CORRESPONDENCE FROM NOTRE DAME REPRESENTATIVE

This agenda item to be deferred to a future committee meeting.

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**7 MULCHING**

This agenda item to be deferred to a future committee meeting.

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**8 ANNUAL GENERAL MEETING DATE**

Refer to motion 4c above.

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**9 SMOKING IN POOL AREA**

**MOTION 9:** That smoking be prohibited within the fenced pool area and that Star BMS be instructed to erect the appropriate signage.

**RESOLVED by Unanimous Resolution** that the motion be **CARRIED**.

Vote:                                      Yes 6                                      No 0                                      Abstain 0

**Action:** Star BMS

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**10 PICK UP OF SCHOOL CHILDREN FROM FRONT DRIVEWAY**

This agenda item to be deferred to a future committee meeting.

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**11 OTIS LIFT CONTRACT**

A copy of the OTIS agreement to be supplied to all committee members and this agenda item to be deferred to a future committee meeting.

**Action:** Body Corporate Services.

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**12 FURNITURE**

This agenda item to be deferred to a future committee meeting.

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**13 PAINTING**

This agenda item to be deferred to a future committee meeting.

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**14 SECURITY AND ON-SITE PRESENCE**

This agenda item to be deferred to a future committee meeting.

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**15 FINANCIAL REPORTS**

This agenda item to be deferred to a future committee meeting.

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**16 CATHEDRAL PLACE BODY CORPORATE MANAGERS**

This agenda item to be deferred to a future committee meeting.

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**17 GADENS ADVICE ON MANAGEMENT AGREEMENTS**

**MOTION 17a:** - That the CBC proceed with legal action against A, B/C and the Village and that the CBC write to all owners in Cathedral Place CBC and subsidiaries detailing the reasons and estimated costs for the recovery action re contractual arrangements and or levies.

**RESOLVED by Unanimous Resolution** that the motion be **CARRIED**.

Vote: Yes 6 No 0 Abstain 0

**Action:** CBC Secretary &/ or Treasurer

**MOTION 17b:** - That an appropriate motion be raised to the Annual General Meeting for consideration by members (to be drafted by Gaden's as soon as possible)

**RESOLVED by Committee Ordinary Resolution** that the motion be **CARRIED**.

Vote: Yes 4 No 2 Abstain 0

**Action:** CBC Secretary

**MOTION 17c:** - That the letter to owners be sent as soon as practicable after receipt of advice from Gaden's.

**RESOLVED by Committee Ordinary Resolution** that the motion be **CARRIED**.

Vote: Yes 5 No 2 Abstain 1

**Action:** CBC Secretary &/ or Treasurer

**18 APPLICATION TO COMMISSIONER – 1089/2009**

**MOTION 18:** - That Gaden's be instructed to request an extension and to provide a response to the commissioner regarding 1089/2009.

**RESOLVED by Committee Ordinary Resolution** that the motion be **CARRIED**.

Vote: Yes 4 No 2 Abstain 0

**Action:** Body Corporate Manager

**CLOSURE**

The Chairperson adjourned the meeting at 7:20pm.

**NEXT MEETING/ CONTINUATION**

To be advised.

**CONFIRMED AS A TRUE AND ACCURATE RECORD**

**Chairperson:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Secretary** John Gilliland  
**Address** c/- David Gordon  
Body Corporate Services Pty Limited  
PO Box 466 Toowong Qld 4066

2009 - 2010 Budget Estimates for BUPs Suspense Account payments						
Item	A	B & C	D & E	F	G & H	Total
Caretaking	135,323	62,059	84,469	72,402	82,746	436,999
Garden Mulch	2,536	5,072	5,072	2,536	5,072	20,288
Emergency Lighting(ex. GST)	12,058	5,530	7,526	6,451	7,526	31,573
BUP General Repairs	15,700	7,200	9,800	9,600	9,800	52,100
Lifts (\$10,000 p/lift)	30,000	10,000	20,000	20,000	20,000	100,000
Electricity (\$125 p/lot)	19,625	9,000	12,250	10,500	12,000	63,375
GST	7,968	3,681	5,465	4,909	5,440	27,463
	223,210	102,542	137,064	126,398	142,584	731,798
p/month invoice to each BUP	18,600.83	8,545.17	11,421.96	10,533.17	11,882.00	60,983.13
Monthly payments due on the 1st of each month, starting with 1/9/09						