

MINUTES OF THE COMMITTEE MEETING OF THE BODY CORPORATE FOR "CATHEDRAL PLACE CBC" MIXED COMMUNITY PLAN 106902 HELD ON MONDAY 30 NOVEMBER 2009 7:00 PM AT MEETING ROOM, CATHEDRAL PLACE, 41 GOTHA STREET, FORTITUDE VALLEY

PRESENT IN PERSON

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

APOLOGIES

Nil

IN ATTENDANCE

John Rae representing Body Corporate Services Pty Ltd.

Larry Cowling & Catherine Harvey representing Star Building Management.

Neil Fleming	E 96 Observer
Greg Przewlocki	A114 Observer
Todd Raumer	Observer
Gill Bick	G/H 15 Observer

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 7:15 pm.

1 CONFIRMATION OF MINUTES

The meeting noted that the minutes of the committee meetings held on 1 October 2009 and 2 November 2009 are yet to be despatched to owners.

2 ENGAGEMENT OF GADENS LAWYERS

MOTION: That Gadens Lawyers be engaged to respond on behalf of the Cathedral Place CBC to the commissioner in relation to submission 1010-2009/AAB and that the Chairperson liaise with Gadens regarding this response.

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

Vote:	Yes 4	No 2	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

3 BUILDING MANAGEMENT REPORT

Catherine Harvey and Larry Cowling of Star Building Management issued their report which essentially covered the following:

Repairs to Main Residents Car Park Roller Door

Garden Mulching

Repairs to Irrigation

Emergency Lighting

MOTION 3a: That the committee accept the quotation (two presented) from All Door Solutions totalling \$10,976.90 for their repair of the main residents car park roller door with payment to be made from the sinking fund.

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

Vote: Yes 6 No 0 Abstain 0

MOTION 3b: That the committee accept the quotation (three presented) from G C Blowers totalling \$6,000.00 for garden mulching with payment to be made from the restricted administration fund,

FURTHER, that all of the BUP's be strongly recommended to accept their individually quoted amounts for garden mulching, SUBJECT TO, each of the bodies corporate being able to fund the payment with the work to commence when all funds are available.

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

Vote: Yes 5 No 0 Abstain 1

MOTION 3c: That the committee obtain quotations and select the most appropriate for the repairs/ replacement of the two faulty irrigation controllers, PROVIDED, that the cost does not exceed \$2,800.00 with the payment to be made from the suspense account, AND FURTHER that the work is not to be commenced until funds are available, with the BUP's being billed on the basis of lot entitlement.

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

Vote: Yes 5 No 0 Abstain 1

4 COMMITTEE REPRESENTATIVE TO STAR BUILDING MANAGEMENT SERVICES

MOTION: That Randall Edwards be appointed as the committee's representative to liaise with Star BMS.

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

Vote: Yes 3 No 2 Abstain 1

5 POWER COSTS

MOTION: That Watts Energy be engaged to calculate the past six (6) months of meter readings to work out the percentages of power being used by B & C and Village and that past payments be recalculated on the basis of such percentages.

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

Vote: Yes 5 No 0 Abstain 1

6 LEVY AUDIT

MOTION: That Carhills be given thirty (30) days to complete the levy audit and present their final report and if it is not completed by then the issue be removed from Carhills and a different independent auditor be engaged to complete the levy audit

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

Vote: Yes 5 No 0 Abstain 1

CLOSURE

The Chairperson closed the meeting at 10:00pm and noted that the agenda items not dealt with at this meeting will be considered at the next committee meeting

NEXT MEETING

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

