

Body Corporate Services Pty Limited
ABN 82 010 120 144



MEMBER
COMMUNITY TITLES
INSTITUTE QUEENSLAND

PO Box 466, Toowong, QLD 4006
DX 40261 Toowong
bcs_lrisbane@bcssm.com.au
www.bcsm.com.au
Ph. 07 3721 7000
Fax. 07 3870 3838

Minutes of the Extraordinary General Meeting of the Body Corporate for "CATHEDRAL PLACE CBC" Mixed Community Plan 106902 held on Tuesday, 18 May 2010 at 5.00pm at On-site Meeting Room, Cathedral Place 41 Gotha Street, Fortitude Valley.

PRESENT IN PERSON

Lindsay Anlezark, Krestina Ceraolo, John Gilliland, Neil Fleming, Todd Raumer, Peter Zunker,

LOTS REPRESENTED

Lot 1	Notre Dame	by proxy from Peter Zunker to Lindsay Anlezark
Lot 2	Oxford Cambridge	by Krestina Ceraolo
Lot 3	Canterbury Westminster	by Neil Fleming
Lot 4	Duhig	by Peter Zunker
Lot 5	Kensington Sandringham	by Todd Raumer
Lot 6	Cathedral Village	by John Gilliland

IN ATTENDANCE

John Rae representing Body Corporate Services Pty Ltd.

CHAIRPERSON OF MEETING

Todd Raumer chaired the meeting.

PROXIES

The chairperson declared that the valid proxy be accepted.

QUORUM

The chairperson declared that a quorum was represented and the meeting was declared open at 5.00pm

MOTIONS

**1 CONFIRMATION OF MINUTES
ORDINARY RESOLUTION**

Procedural motion

That the draft minutes of the extraordinary general meeting held on 25/2/2010 be confirmed as a true and correct record of the proceedings at that meeting.

RESOLVED that motion 1 be **CARRIED** Yes 6 No 0 Abstain 0 Invalid 0

**2 SECURITY CAMERAS RATIFICATION
ORDINARY RESOLUTION**

Submitted by Committee

That Cathedral Place Community Body Corporate MCP 106902 ratifies the decision of the committee at the meeting held on 4 May 2010, which was to obtain two (2) quotations for the provision of five (5) security cameras and for Mick Pointing to select and proceed with the most appropriate quotation, PROVIDED, that the cost does not exceed \$5,000.00 + GST.

RESOLVED that motion 2 be **CARRIED** Yes 6 No 0 Abstain 0 Invalid 0

**3 REPLACEMENT HEAT PUMP RATIFICATION
ORDINARY RESOLUTION
Submitted by Committee**

That Cathedral Place Community Body Corporate MCP 106902 ratifies the decision of the committee at the meeting held on 4 May 2010 which was to accept the quotation from Performance Pool Equipment totalling \$7,700.00 inclusive of GST for the provision of a 20KW Enviro-therm heat pump plus a contingency of a further \$1,000.00 for any associated electrical costs, AND FURTHER, that it be noted that a comparison quotation was obtained from Poolwerx.

RESOLVED that motion 3 be **CARRIED** Yes 6 No 0 Abstain 0 Invalid 0

**4 DETERMINE THE POSITION OF CHAIRMAN OF CATHEDRAL PLACE COMMUNITY BODY
CORPORATE MCP 106902 VACANT
COMPREHENSIVE RESOLUTION**

*Submitted by P. Zunker nominee for Notre Dame BUP 106912
Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966*

That pursuant to Section 186 (1) (i) of the Mixed Use Development Act, that the person elected as chairperson of the body corporate vacates the office of chairman pursuant to this resolution. On the passing of this resolution it is declared that the body corporate has determined that the office of chairperson is hereby vacated.

RESOLVED that motion 4 be **CARRIED** Yes 5 No 1 Abstain 0 Invalid 0

**5 DETERMINE THE POSITION OF SECRETARY OF CATHEDRAL PLACE COMMUNITY BODY
CORPORATE MCP 106902 VACANT
COMPREHENSIVE RESOLUTION**

*Submitted by P. Zunker nominee for Notre Dame BUP 106912
Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966*

That pursuant to Section 186 (1) (i) of the Mixed Use Development Act, that the person elected as secretary of the body corporate vacates the office of secretary pursuant to this resolution. On the passing of this resolution it is declared that the body corporate has determined that the office of secretary is hereby vacated.

RESOLVED that motion 5 be **CARRIED** Yes 5 No 1 Abstain 0 Invalid 0

**6 DETERMINE THE POSITION OF TREASURER OF CATHEDRAL PLACE COMMUNITY BODY
CORPORATE MCP 106902 VACANT
COMPREHENSIVE RESOLUTION**

*Submitted by P. Zunker nominee for Notre Dame BUP 106912
Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966*

That pursuant to Section 186 (1) (i) of the Mixed Use Development Act, that the person elected as treasurer of the body corporate vacates the office of treasurer pursuant to this resolution. On the passing of this resolution it is declared that the body corporate has determined that the office of treasurer is hereby vacated.

RESOLVED that motion 6 be **CARRIED** Yes 5 No 1 Abstain 0 Invalid 0

7 DETERMINE THE POSITIONS OF ORDINARY MEMBERS OF THE EXECUTIVE COMMITTEE OF CATHEDRAL PLACE COMMUNITY BODY CORPORATE MCP 106902 VACANT

COMPREHENSIVE RESOLUTION

Submitted by P. Zunker nominee for Notre Dame BUP 106912

Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966

That pursuant to Section 186 (1) (i) of the Mixed Use Development Act, that the persons elected as ordinary members of the executive committee of the body corporate vacate the office of ordinary members of the executive committee pursuant to this resolution. On the passing of this resolution it is declared that the body corporate has determined that the office of ordinary members is hereby vacated.

RESOLVED that motion 7 be **CARRIED** Yes 5 No 1 Abstain 1 Invalid 1

8 **APPOINTMENT OF CHAIRMAN**

ORDINARY RESOLUTION

Submitted by P. Zunker nominee for Notre Dame BUP 106912

Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966

That following the vacation of the office of chairman determined in a previous motion, that in accordance with Section 186 (3) of the Mixed Use Development Act the body corporate appoint Todd Raumer to fill the vacancy as chairman.

RESOLVED that motion 8 be **CARRIED** Yes 5 No 1 Abstain 0 Invalid 0

9 **APPOINTMENT OF SECRETARY**

ORDINARY RESOLUTION

Submitted by P. Zunker nominee for Notre Dame BUP 106912

Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966

That following the vacation of the office of secretary determined in a previous motion, that in accordance with Section 186 (3) of the Mixed Use Development Act the body corporate appoint Kristina Ceraolo to fill the vacancy as secretary.

RESOLVED that motion 9 be **CARRIED** Yes 5 No 1 Abstain 0 Invalid 0

10 **APPOINTMENT OF TREASURER**

ORDINARY RESOLUTION

Submitted by P. Zunker nominee for Notre Dame BUP 106912

Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966

That following the vacation of the office of treasurer determined in a previous motion, that in accordance with Section 186 (3) of the Mixed Use Development Act the body corporate appoint Peter Zunker to fill the vacancy as treasurer.

RESOLVED that motion 10 be **CARRIED** Yes 5 No 1 Abstain 0 Invalid 0

11 **APPOINTMENT OF TREASURER**

ORDINARY RESOLUTION

Submitted by P. Zunker nominee for Notre Dame BUP 106912

Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966

That following the vacation of the office of treasurer determined in a previous motion, that in accordance with Section 186 (3) of the Mixed Use Development Act the body corporate appoint Lindsay Anlezark to fill the vacancy as treasurer.

RESOLVED that motion 11 be **LOST** Yes 0 No 6 Abstain 0 Invalid 0

**12 APPOINTMENT OF ORDINARY MEMBER OF THE EXECUTIVE COMMITTEE
ORDINARY RESOLUTION**

Submitted by P. Zunker nominee for Notre Dame BUP 106912
Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966

That following the vacation of the office of ordinary member of the executive committee determined in a previous motion, that in accordance with Section 186 (3) of the Mixed Use Development Act the body corporate appoint Lindsay Anlezark to fill the vacancy as an ordinary member of the executive committee.

RESOLVED that motion 12 be **CARRIED** Yes 5 No 1 Abstain 0 Invalid 0

**13 APPOINTMENT OF ORDINARY MEMBER OF THE EXECUTIVE COMMITTEE
ORDINARY RESOLUTION**

Submitted by P. Zunker nominee for Notre Dame BUP 106912
Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966

That following the vacation of the office of ordinary member of the executive committee determined in a previous motion, that in accordance with Section 186 (3) of the Mixed Use Development Act the body corporate appoint Peter Zunker to fill the vacancy as an ordinary member of the executive committee.

RESOLVED that motion 13 be **LOST** Yes 0 No 6 Abstain 0 Invalid 0

**14 APPOINTMENT OF ORDINARY MEMBER OF THE EXECUTIVE COMMITTEE
ORDINARY RESOLUTION**

Submitted by P. Zunker nominee for Notre Dame BUP 106912
Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966

That following the vacation of the office of ordinary member of the executive committee determined in a previous motion, that in accordance with Section 186 (3) of the Mixed Use Development Act the body corporate appoint Neil Fleming to fill the vacancy as an ordinary member of the executive committee.

RESOLVED that motion 14 be **CARRIED** Yes 6 No 0 Abstain 0 Invalid 0

**15 APPOINTMENT OF ORDINARY MEMBER OF THE EXECUTIVE COMMITTEE
ORDINARY RESOLUTION**

Submitted by P. Zunker nominee for Notre Dame BUP 106912
Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966

That following the vacation of the office of ordinary member of the executive committee determined in a previous motion, that in accordance with Section 186 (3) of the Mixed Use Development Act the body corporate appoint Sam King to fill the vacancy as an ordinary member of the executive committee.

RESOLVED that motion 15 be **LOST** Yes 1 No 5 Abstain 0 Invalid 0

**16 APPOINTMENT OF ORDINARY MEMBER OF THE EXECUTIVE COMMITTEE
ORDINARY RESOLUTION**

Submitted by P. Zunker nominee for Notre Dame BUP 106912
Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966

That following the vacation of the office of ordinary member of the executive committee determined in a previous motion, that in accordance with Section 186 (3) of the Mixed Use Development Act the body corporate appoint John Gilliland to fill the vacancy as an ordinary member of the executive committee.

RESOLVED that motion 16 be **CARRIED** Yes 1 No 0 Abstain 5 Invalid 0

**17 APPOINTMENT OF ORDINARY MEMBER OF THE EXECUTIVE COMMITTEE
ORDINARY RESOLUTION**

*Submitted by P. Zunker nominee for Notre Dame BUP 106912
Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966*

That following the vacation of the office of ordinary member of the executive committee determined in a previous motion, that in accordance with Section 186 (3) of the Mixed Use Development Act the body corporate appoint Mark Purchase to fill the vacancy as an ordinary member of the executive committee.

RESOLVED that motion 17 be **LOST** Yes 0 No 5 Abstain 1 Invalid 0

**18 APPOINTMENT OF ORDINARY MEMBER OF THE EXECUTIVE COMMITTEE
ORDINARY RESOLUTION**

*Submitted by P. Zunker nominee for Notre Dame BUP 106912
Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966*

That following the vacation of the office of ordinary member of the executive committee determined in a previous motion, that in accordance with Section 186 (3) of the Mixed Use Development Act the body corporate appoint Douglas Jasch to fill the vacancy as an ordinary member of the executive committee.

RESOLVED that motion 18 be **LOST** Yes 1 No 5 Abstain 0 Invalid 0

**19 APPOINTMENT OF ORDINARY MEMBER OF THE EXECUTIVE COMMITTEE
ORDINARY RESOLUTION**

*Submitted by P. Zunker nominee for Notre Dame BUP 106912
Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966*

That following the vacation of the office of ordinary member of the executive committee determined in a previous motion, that in accordance with Section 186 (3) of the Mixed Use Development Act the body corporate appoint Michael Pointing to fill the vacancy as an ordinary member of the executive committee.

RESOLVED that motion 19 be **LOST** Yes 1 No 5 Abstain 0 Invalid 0

**20 APPOINTMENT OF ORDINARY MEMBER OF THE EXECUTIVE COMMITTEE
ORDINARY RESOLUTION**

*Submitted by P. Zunker nominee for Notre Dame BUP 106912
Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966*

That following the vacation of the office of ordinary member of the executive committee determined in a previous motion, that in accordance with Section 186 (3) of the Mixed Use Development Act the body corporate appoint Todd Raumer to fill the vacancy as an ordinary member of the executive committee.

RESOLVED that motion 20 be **LOST** Yes 0 No 6 Abstain 0 Invalid 0

**21 APPOINTMENT OF ORDINARY MEMBER OF THE EXECUTIVE COMMITTEE
ORDINARY RESOLUTION**

*Submitted by P. Zunker nominee for Notre Dame BUP 106912
Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966*

That following the vacation of the office of ordinary member of the executive committee determined in a previous motion, that in accordance with Section 186 (3) of the Mixed Use Development Act the body corporate appoint Kristine Ceraolo to fill the vacancy as an ordinary member of the executive committee.

RESOLVED that motion 21 be **LOST** Yes 0 No 6 Abstain 0 Invalid 0

22 **ELECTION OF CHAIRMAN, SECRETARY, TREASURER AND ORDINARY MEMBERS OF THE EXECUTIVE COMMITTEE OF CATHEDRAL PLACE COMMUNITY BODY CORPORATE MCP 106902
ORDINARY RESOLUTION**

Submitted by P. Zunker nominee for Notre Dame BUP 106912

Submitted by T. Raumer nominee for Kensington & Sandringham BUP 106966

An election be held immediately to fill the position of chairman, secretary, treasurer and ordinary members of the executive committee of the Cathedral Place Community Body Corporate MCP 106902 and this is to be done in accordance with the Mixed Use Development Act in relation to the holding of elections.

RESOLVED that motion 22 be **LOST** Yes 0 No 6 Abstain 0 Invalid 0

23 **VACATION OF OFFICE OF MEMBER OF THE EXECUTIVE COMMITTEE IN ACCORDANCE WITH SECTION 186 OF THE MIXED USE DEVELOPMENT ACT
COMPREHENSIVE RESOLUTION**

Submitted by K. Caraclo nominee for Oxford & Cambridge BUP 106905

That the body corporate declares by comprehensive resolution that the persons elected as chairperson, secretary, treasurer and members of the executive committee, as of the date of this meeting, are to vacate the office of chairperson, secretary, treasurer and members of the executive committee as of the date of this meeting.

RESOLVED that motion 23 be **LOST** Yes 0 No 6 Abstain 0 Invalid 0

24 **ELECTION TO BE HELD AT END OF DEALING WITH THE MOTIONS AS PRESENTED AND BEFORE THE CONCLUSION OF THIS MEETING**

ORDINARY RESOLUTION

Submitted by K. Caraclo nominee for Oxford & Cambridge BUP 106905

That an election be held at the end of dealing with the motions as presented and before the conclusion of this meeting, to fill the position of chairperson, secretary, treasurer and members of the executive committee, this is to be done in accordance with the Mixed Use Development Act in relation to the holding of elections,

And;

The chairperson call upon those present at the meeting and entitled to nominate candidates for election as chairperson, secretary, treasurer and members of the executive committee to nominate candidates.

RESOLVED that motion 24 be **LOST** Yes 0 No 6 Abstain 0 Invalid 0

**25 OUTSTANDING LEVIES TO BE RAISED IN ACCORDANCE WITH AUDITORS RECOMMENDATION
DATED 14TH MAY 2009 AND 5TH FEBRUARY 2010**

ORDINARY RESOLUTION

Submitted by P. Zunker nominee for Notre Dame BUP 106912

That the recommendation of the Auditor of Cathedral Place Community Body Corporate in the prior year levy calculation review dated 14 May 2009 in relation to the levies based on the proper lot entitlements of 650, be adopted and the following overpaid levies be repaid to the following Bodies Corporate

Notre Dame BUP 106912	\$36884 ex GST	\$3689 GST	\$40573 including GST
Oxford & Cambridge BUP 106905	\$16915 ex GST	\$1692 GST	\$18607 including GST
Canterbury & Westminster BUP 106911	\$23024 ex GST	\$2302 GST	\$25326 including GST
Duhig BUP 106965	\$19735 ex GST	\$1973 GST	\$21708 including GST
Kensington & Sandringham BUP 106966	\$56819 ex GST	\$5682 GST	\$62501 including GST

And the following underpaid levies be collected
Cathedral Village BUP 106957 \$153377 ex GST \$15338 GST \$168715 including GST

And that these levies are due and payable as of the date of passing this motion.

And that the Body Corporate Manager be authorised to issue the notice of levies **immediately** issuing levies and refunds in accordance with this motion.

RESOLVED that motion 25 be **CARRIED** Yes 5 No 1 Abstain 0 Invalid 0

**26 ELECTRICITY BANK ACCOUNT TRANSFERS
ORDINARY RESOLUTION**

Submitted by P. Zunker nominee for Notre Dame BUP 106912

That the body corporate manager is instructed that sufficient funds be transferred from the account known as the electricity bank account as and when there is are not enough funds in the general bank account to pay an amount that is due and payable, The amount so transferred from the electricity account to the general account is to be sufficient to ensure that the cash in the general account is enough to pay the amounts that are due and payable.

RESOLVED that motion 26 be **CARRIED** Yes 5 No 1 Abstain 0 Invalid 0

CLOSURE

There being no further business the chairperson declared the meeting closed at 5.20pm.

CONFIRMED AS A TRUE AND ACCURATE RECORD

Chairperson: _____ Date: _____