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MEMBER
COMMUNITY TITLES
INSTITUTE QUEENSLAND

Minutes of the Committee Meeting of the Body Corporate for "CATHEDRAL PLACE CBC" Mixed Community Plan 106902 held on Wednesday, 19 May 2010 at 6.00pm in the Meeting Room "Cathedral Place", 41 Gotha Street, Fortitude Valley.

PRESENT IN PERSON

Todd Raumer, John Gilliland, Peter Zunker, Crestina Ceraolo, Neil Fleming, Lindsay Anlezark, Michael Pointing.

IN ATTENDANCE

John Rae representing Body Corporate Services Pty Ltd.
Noel Murphy, observing owner Notre Dame

CHAIRPERSON OF MEETING

Todd Raumer chaired the meeting.

QUORUM

The chairperson declared that a quorum was represented and the meeting was declared open at 6.00pm.

1 CONFIRMATION OF MINUTES

The minutes of the committee meeting held on 04/05/2010 are to be confirmed at the next committee meeting.

2 APPROVAL OF INVOICES

It was RESOLVED by the committee to authorise for payment the listing of invoices attached to these minutes, and further, that future Telstra and Origin (gas) invoices be paid by the arranging of a direct debit payment option.

| | | |
|------|-------|------|
| Vote | Yes 6 | No 0 |
|------|-------|------|

3 RATIFICATION OF INVOICES

It was RESOLVED by the committee to call an Extraordinary General Meeting to ratify the payment of the invoices in the 'listing of invoices' above which exceeds the committee spending limit of \$1200.00 with such ratification to be in the form of a comprehensive motion.

Note: The subject invoices are marked with an asterisk.

| | | |
|------|-------|------|
| Vote | Yes 6 | No 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: NP
CATHEDRAL PLACE CBC MCP 106902

4 QUERY INVOICES

It was RESOLVED by the committee that the invoices listed below be dealt with as specified and if found to be a CBC responsibility to be approved at a future meeting.

| | | |
|------------|------------|--|
| Carthills | \$12650.00 | Peter Zunker to ascertain why the charge is much higher than the original estimate |
| Nicholsons | \$616.06 | BCS to obtain more detail |
| Gadens | \$4565.00 | Unless in previous minutes the invoice is to be given to whoever commissioned the work |
| Vote | Yes 6 | No 0 |

5 STAR DISTRICT COURT CLAIM

It was RESOLVED by the committee that John Rae is to invite Tim Sheehan to a meeting with the executive committee members to discuss the District Court claim.

Vote Yes 6 No 0

It was RESOLVED by the committee to engage Gadens Laywers to reply to the District Court claim and if necessary to seek an extension of time to prepare a reply, and further, that Peter Zunker be authorised to contact and liaise with Gadens on this matter.

Vote Yes 6 No 0

6 SECURITY

It was RESOLVED by the committee that the CBC representative, Mick Pointing, be authorised to instruct Star Building Management to adopt the following procedure:

- When security sees a gathering of more than six (6) people, they are to be asked who the 'host' is and what unit number the host is from.

Vote Yes 6 No 0

7 LIFT MAINTENANCE

It was RESOLVED by the committee that tenders be called in the Saturday Courier Mail for a ten (10) year term of lift maintenance with Mick Pointing to forward relevant specifications for the tender to John Rae.

Vote Yes 6 No 0

8 PODIUM GARDENS

It was RESOLVED by the committee that Mick Pointing is to advise Star Building Management that as there is to be no podium refurbishment in the foreseeable future, the garden is to be fixed and maintained to a satisfactory standard.

Vote Yes 6 No 0

9 MINUTES

It was RESOLVED by the committee that BCS is to send Mick Pointing a copy of the committee minutes for the meeting held on 04/05/2010.

Vote Yes 6 No 0

10 PURCHASE OF GYM EQUIPMENT

It was RESOLVED by the committee to accept the quotation from Life Fitness totalling \$2,475.00 inclusive of GST for the provision of a Concept 2 Model E Rowing Ergometer, with such payment to be ratified as a comprehensive resolution at the forthcoming Extraordinary General Meeting.

Vote Yes 6 No 0

11 NOTICES/MINUTES

It was RESOLVED by the committee that Star Building Management and Mick Pointing are to be sent the notices and minutes of all future committee and general meetings.

Vote Yes 6 No 0

12 LETTER TO BRISBANE CITY COUNCIL

It was RESOLVED by the committee that a letter provided by Gil Bick and tabled by Peter Zunker regarding planning anomalies be sent to Brisbane City Council on behalf of the executive committee by BCS.

Vote Yes 5 No 1

13 MOTION 25 – EGM 25/02/2010

It was RESOLVED by the committee that the letter BCS had to send as per Motion 25 in the minutes of the EGM held 25/02/2010 is to be prepared by Peter Zunker and then sent to BCS for review and sending.

Vote Yes 5 No 1

14 CATHEDRAL VILLAGE LEVY

It was RESOLVED by the committee that the levy issued to Cathedral Village as per the Referee's Order dated 13/05/2010 be reversed and reissued on the basis of motion 25 which was carried at the EGM held 18/05/2010.

Vote Yes 5 No 1

15 CARTHILLS EMAILS

It was RESOLVED by the committee that Peter Zunker be authorised to contact Peter Hill from Carthills in order to obtain the full emails (not just the extracts) which are in regard to a change of lot entitlements.

Vote Yes 5 No 0 Abstain 1

16 CARTHILLS FINDINGS

It was RESOLVED by the committee that it be noted that in previous minutes it was agreed that the findings of the Auditor (Carthills) dated 05/02/2010 regarding matters 1 & 2 be implemented with the full agreement of the committee.

Vote Yes 4 No 1 Abstain 1

17 CATHEDRAL VILLAGE ELECTRICITY DEBT

It was RESOLVED by the committee that Cathedral Village be given fourteen (14) days to obtain Magoffins' report and provide a total amount deemed by Cathedral Village to be payable to CBC.

Vote Yes 6 No 0

18 DEBT COLLECTION

It was RESOLVED by the committee to engage Collect Success to recover outstanding suspense account arrears of any BUP which owes money.

Vote Yes 6 No 0

19 BREACHING

It was RESOLVED by the committee that Star Building Management be breached for any matters unresolved in regard to the breaches previously issued by Notre Dame and Oxford & Cambridge to the CBC.

Vote Yes 5 No 0 Abstain 1

20 PROGRAMS

It was RESOLVED by the committee that Star Building Management provide a gardening, water, fertilising, security and cleaning program AND provide to the CBC the security logs for the last three (3) months.

Vote Yes 5 No 0 Abstain 1

21 AUDIT

John Rae advised the committee that Carhills had commenced the audits of the CBC for the financial years ending 31/08/2008 and 31/08/2009.

CLOSURE

There being no further business the chairperson declared the meeting closed at 8.15pm.

CONFIRMED AS A TRUE AND ACCURATE RECORD

Chairperson: _____ **Date:** _____

Secretary Crestina Ceraolo
Address c/- John Rae
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