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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 Monday, 28 June 2010 at 6.30pm in the Meeting Room "Cathedral Place" 41 Gotha Street, Fortitude Valley.

PRESENT IN PERSON

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

IN ATTENDANCE

John Rae representing Body Corporate Services Pty Ltd.

Gil Beck – Duhig Committee member.

Lorraine Zunker – Notre Dame Committee member.

CHAIRPERSON OF MEETING

Todd Raumer chaired the meeting.

QUORUM

The chairperson declared that a quorum was represented and the meeting was declared open at 6.30pm.

1 CONFIRMATION OF MINUTES

Procedural motion

The minutes of the committee meetings held on 04/05/2010 and 03/06/2010 were confirmed as a true and accurate account of the proceedings at that meeting.

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

BUSINESS ARISING

All Hallows

It was RESOLVED by the committee that BCS write a letter to All Hallows regarding the congregation of students in the driveway and entrance area of "Cathedral Place" after school on weekdays.

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

BREACH NOTICE

It was RESOLVED by the committee that in view of no response from Star BMS to the breach notice, and in accordance with Clause 14.1 of the Caretaking Agreement, that a mediator be appointed through the recommendation of the Queensland Law Society, and further, that Peter Zunker is to provide BCS with the letter to be sent to the Queensland Law Society with a copy to Star BMS, requesting mediation.

| | | |
|------|-------|------|
| Vote | Yes 5 | No 1 |
|------|-------|------|

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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

GENERAL BUSINESS

By Law 20 (A)

It was RESOLVED by the committee that by law 20 (a) be observed and that any motion which is contrary has no effect for levies.

Vote Yes 6 No 0

Debt Collection

It was RESOLVED by the committee that any outstanding levies be referred to Success Law for debt recovery action.

Vote Yes 6 No 0

Web Page

It was RESOLVED by the committee to authorise Neil Fleming to incur expenditure up to \$1200.00 on the development of a web page to –

- a) Allow access to minutes and other historical records
- b) Provide residents with updates on issues affecting them (ie. Broken spa)
- c) Advise when meetings are being held.

Vote Yes 6 No 0

Enforcement Of Easement R & S And Easement G

It was RESOLVED by the committee that the terms of the Easement R & S be enforced until such time as it is de-registered (such terms being for the purpose of right of way to pass up over and along the easement, at all times by day or night, with or without vehicles, plant goods, chattels and equipment of any description),

And further,

That the committee instructs the caretaker, and in the absence of the caretaker, any other person that the treasurer determines to:

- Remove any chain obstructing access
- Remove any bollards obstructing access
- Remove any other obstructions to use of the Easement under the terms it was granted now and in the future
- Apply any signage to any part of the Easement as determined necessary by the treasurer
- Tow any vehicle parked on the Easement, where indicated that no parking is allowed
- Paint any part of the Easement Grey as instructed by the treasurer

And, that the terms of the Easement G are also enforced if so determined by the treasurer.

Vote Yes 5 No 1

Alternative Liaison Persons with Star BMS

It was RESOLVED by the committee that in the absence of Mick Pointing, then Todd Raumer and/or Neil Fleming have the authorisation of the committee to deal with Star BMS.

Vote Yes 6 No 0

Facilities Manager

It was RESOLVED by the committee that Star BMS be asked formally to advise who is the designated Facilities Manager.

Vote Yes 6 No 0

Pressure Cleaning

It was RESOLVED by the committee that Star BMS is to be asked to confirm it will perform (at its expense) the required pressure cleaning at the complex as per the Caretaking Agreement and that such pressure cleaning will be completed within two (2) weeks.

Vote Yes 5 No 1

Painting Of Kerbs

It was RESOLVED by the committee that Star BMS is to be asked to confirm it will perform (at its expense) the required kerb painting at the complex as per the Caretaking Agreement and that such kerb painting will be completed within two (2) weeks.

Vote Yes 5 No 1

Unit F10 Q.F & R.S

It was RESOLVED by the committee that BCS is to confirm with Star BMS that it has invoiced the resident of F10 for the false alarm charge issued by Q.F & R.S

Vote Yes 6 No 0

Village – Shop 11

It was RESOLVED by the committee that BCS is to confirm with Star BMS that it has invoiced the tenant of Shop 11 for the false alarm charge issued by Q.F & R.S, and further, to provide copies of such invoice to the CPCBC committee and John Gilliland.

Vote Yes 6 No 0

Invoices

It was RESOLVED by the committee that Star BMS (via Larry Cowling) deliver to Peter Zunker (or arrange for Peter Zunker to attend Star BMS) all invoices approved by Star BMS for payment, so that most queries can be raised immediately and dealt with.

Vote Yes 6 No 0

CLOSURE

There being no further business the chairperson declared the meeting closed at 7.30pm.

CONFIRMED AS A TRUE AND ACCURATE RECORD

Chairperson: _____ **Date:** _____

Secretary Crestina Ceraolo
Address c/- John Rae
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