



Minutes of the Committee Meeting of the Body Corporate for "CATHEDRAL PLACE CBC" Mixed Community Plan 106902 held on Thursday 29 July 2010 at 6.30pm in the Meeting Room "Cathedral Place" 41 Gotha Street, Fortitude Valley.

PRESENT IN PERSON

Todd Raumer, Crestina Ceraolo, Peter Zunker, Lindsay Anlezark.

APOLOGIES

Neil Fleming

John Gilliland

IN ATTENDANCE

John Rae representing Body Corporate Services Pty Ltd.

John Cipollone

Barry Clements

Sam King – E24

Jeff Yuen – C.V 4-17-18

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

It was RESOLVED by the Committee that the minutes of the Committee meeting held on 19 July 2010 be confirmed as a true and accurate account of the proceedings at that meeting.

Vote	Yes 4	No 0
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2. CARPARK ISSUE

It was RESOLVED by the Committee that Star BMS be instructed to have vehicles parked on the grey areas of the carpark to be towed away, and any other items such as pushbikes and the like are to be removed to storage rooms, as from Monday 2 August 2010 with Star BMS to place signs to such effect in the lifts and on the chain mesh fence.

Vote	Yes 4	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

3. DEFENCE OF STATEMENT OF CLAIM

It was RESOLVED by the Committee to:

- A. Instruct Gadens Lawyers to contact Holman Webb in regard to what mediation had been undertaken by Star BMS prior to the issuing of the Statement of Claim.
- B. Inform Gadens Lawyers that in the opinion of the Committee that Star BMS had never properly fulfilled its obligations under the Caretaking Agreement.
- C. Instruct Gadens Lawyers to include in the CPCBC's amended defence part (b) above.
- D. Inform Gadens Lawyers that the CPCBC will not offer any amount for a negotiated settlement.
- E. Authorise Peter Zunker to make any requested amendments from Gadens Lawyers in relation to the amended defence which has to be lodged on or before 03/08/2010.

Vote Yes 4 No 0

4. DEBT COLLECTION – CATHEDRAL VILLAGE

It was RESOLVED by the Committee that if the advice from Success Law is to treat the levy account debt on a separate Statement of Claim, then it be agreed to, and further, should the letter of demand be not answered, then Success Law is authorised to proceed with the commencement of legal proceedings.

Vote Yes 4 No 0

5. T.V RECEPTION

It was RESOLVED by the Committee to instruct Star BMS to have Hi-Tech Communications investigate television reception in D & E block at a cost not to exceed \$500.00.

Vote Yes 4 No 0

CRESTINA CERAOLO LEFT THE MEETING LEAVING A PROXY IN FAVOUR OF TODD RAUMER

6. SWIPE TAGS

It was RESOLVED by the Committee that BCS is to instruct Kym Wood of Star BMS to supply swipe tags for access to all areas for all CPCBC representatives.

Vote Yes 4 No 0

7. POLICE CALLS TO COMPLEX

It was RESOLVED by the Committee to instruct BCS to enquire of Star BMS, why it does not comply with the numerous requests from the CPCBC to be advised of all police attendances at the building within 24 hours of each attendance, as per Schedule 2 General Duties (e) & (j) as per Caretaking Agreement.

Vote Yes 4 No 0

8. GUARDIAN FIRE CONTROL

It was RESOLVED by the Committee to instruct Kym Wood of Star BMS to supply Guardian Fire Control with any information related to fire compliance.

Vote Yes 4 No 0

9. BCS ADMINISTRATION AGREEMENT

That the administration agreement with BCS be reviewed before the 31/08/2010.

And that the following matters be dealt with-

- 1 That John Rae remain the contact point for the Community Body Corporate for the duration of the administration agreement and a clause be included in the agreement to the effect that if John Rae was no longer the contact point for the CBC, that the administration agreement with BCS would be terminated unless the person replacing John Rae was acceptable to the committee at the time.
- 2 BCS to provide a quotation for a stand alone price for each of the respective BUP's

And further that the residential BUP's need to be made aware that the administration agreement is due for renewal and if they wish to consider alternatives or have any comments to be made in relation to this agreement then this needs to be done as soon as possible.

Vote Yes 4 No 0

10. MULCHING AND GARDEN REFURBISHMENT

It was RESOLVED by the Committee to obtain quotations for the mulching and soil refill of all interior gardens including the cost of labour.

Vote Yes 4 No 0

CLOSURE

There being no further business the chairperson declared the meeting closed at 7.15pm.

CONFIRMED AS A TRUE AND ACCURATE RECORD

Chairperson: _____ Date: _____

Secretary Crestina Ceraolo
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