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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, 30 August 2010 at 6.30pm in the Meeting Room "Cathedral Place" 41 Gotha Street, Fortitude Valley.

## **PRESENT IN PERSON**

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

## **APOLOGIES**

Lindsay Anlezark.

## **IN ATTENDANCE**

John Rae representing Body Corporate Services Pty Ltd.  
Gil Beck.

## **CHAIRPERSON OF MEETING**

Todd Raumer chaired the meeting.

## **QUORUM**

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

## **1 PREVIOUS MINUTES**

### *Procedural motion*

It was RESOLVED by the Committee that the minutes of the committee meetings held on 29 July and 9 August 2010 be confirmed as a true and accurate account of the proceedings at these meetings.

Vote	Yes 5	No 0
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## **BUSINESS ARISING**

It was noted by the Committee that there was no business arising from the previous minutes which required further motions at this meeting.

Vote	Yes 5	No 0
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## **GADEN LAWYERS**

It was RESOLVED by the Committee to authorise Gaden Lawyers to liaise with the Queensland Law Society and James White (designated mediator) in relation to the mediation between CPCBC and Star BMS.

Vote	Yes 5	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 BUP 106902

## **STAR BMS – PERFORMANCE REVIEW**

It was RESOLVED by the Committee that Star BMS was in breach of the Caretaking Agreement by not having a representative attend this meeting for the conducting of a performance review, and further, it was noted by the Committee that Larry Cowling was contacted by phone (with speaker on for all Committee members to be able to hear) during the meeting and admitted that he was told by Lloyd Anderson not to attend the meeting.

Vote                      Yes 5                      No 0

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## **STAR BMS – REQUEST FOR CPCBC 2009 MINUTES**

It was RESOLVED by the Committee **not** to grant the request from Star BMS to be supplied with copies of all CPCBC meeting minutes for the period January 2009 to October 2009 inclusive.

Vote                      Yes 4                      No 0                      Abstain 1

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## **SINKING FUND PROPOSAL**

It was RESOLVED by the Committee that the quotation (27878) provided by Napier and Blakely totalling \$8,360.00 inclusive of GST for desktop updates of the separate sinking funds for the various bodies corporate relating to Community (restricted and unrestricted), Notre Dame, Oxford Cambridge, Duhig, Sandringham Kensington and Canterbury Westminster be accepted.

Vote                      Yes 5                      No 0

It was noted by the Committee that the above motion was carried on the understanding that Napier and Blakely is to confirm that it unintentionally omitted Canterbury Westminster from its quotation and that its quotation cost does include Canterbury Westminster.

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## **GENERAL BUSINES**

### **Fire Equipment Repairs**

It was RESOLVED by the Committee to accept the part of the quotation from Guardian Fire Control (Ref QT001403) which totals \$6,043.40 inclusive of GST for repairs to the fire equipment (in particular to fire extinguishers and hose reels), PROVIDED, that such work listed under scope of works in the quotation is verified as needing to be done by Star BMS, and further that the cost is debited to the suspense account for invoicing to the various BUP's on an items repaired basis.

Vote                      Yes 5                      No 0

### **Wickham Street Stairs**

It was RESOLVED by the Committee that Star BMS be instructed to investigate the Wickham Street stairs, and in particular the coping and bolts.

Vote                      Yes 5                      No 0

### **Fire Warden**

It was RESOLVED by the Committee that Star BMS's correspondence advising that Larry Cowling is the building's Fire Warden be ratified, and further, that Larry Cowling is to provide the Committee the details of all deputy fire wardens.

Vote                      Yes 5                      No 0

### **Interest on overdue levies**

It was RESOLVED by the Committee to ratify the 2% per month interest charged on outstanding levies in accordance with the Extraordinary General Meeting held on 05/06/2008.

Vote                      Yes 5                      No 0

**Replacement of emergency lights**

It was RESOLVED by the Committee that the CPCBC acquires a stock of emergency lights by accepting the quotation from Hayman's Electrical totalling \$30,239.00 inclusive of GST, with the lights to be billed to the BUP's on an as used, user pays system, and further, that this decision be ratified at the next Extraordinary General Meeting.

Vote                      Yes 5                      No 0

**Pool hours**

It was RESOLVED by the Committee that as from 01/10/2010 the swimming pool usage hours be extended to 6.00am to midnight for owners and bona fide guests on a trial basis.

Vote                      Yes 4                      No 1

**Issuing of swipes**

It was RESOLVED by the Committee that Star BMS be directed to abide by previous policy in the issuing of swipe cares and their reprogramming, with such policy being \$550.00 for the issue which is to include reprogramming as often as required, and further, that Star BMS change from credit card size swipes back to bullet/fob types.

Vote                      Yes 5                      No 0

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**CLOSURE**

There being no further business the chairperson declared the meeting closed at 7.50pm.

**CONFIRMED AS A TRUE AND ACCURATE RECORD**

**Chairperson:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Secretary**      **Crestina Ceraolo**  
**Address**        **c/- John Rae**  
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                      **PO Box 466 Toowong Qld 4066**