

Body Corporate Services Pty Limited  
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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 Thursday, 16 September 2010 at 6.00pm at in the Meeting Room Cathedral Place, 41 Gotha Street, Fortitude Valley.

## **PRESENT IN PERSON**

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

## **APOLOGIES**

Lindsay Anlezark

## **IN ATTENDANCE**

John Rae representing Body Corporate Services Pty Ltd.

Larry Cowling – Star B.M.S.

John Cipollone – Cathedral Village Lot owner

## **CHAIRPERSON OF MEETING**

Todd Raumer chaired the meeting.

## **QUORUM**

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

### **1 PREVIOUS MINUTES**

#### *Procedural motion*

It was RESOLVED by the Committee that the minutes of the Committee meeting held on 30/08/2010 and 13/09/2010 be confirmed as a true and accurate account of the proceedings at those meetings (subject to alterations below from meeting 30/08/2010.)

Interest on overdue levies should read 2 ½%

Cost of swipe cards should read \$55.00

Vote                      Yes 5                      No 0

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### **2 BUSINESS ARISING**

#### **Sinking Fund Forecast Updates**

It was RESOLVED by the Committee to accept the amended proposal from Napier & Blakeley totalling \$9,350.00 inclusive of GST for desktop updates of the separate sinking funds for the various bodies corporate (BUP's and CPCBC).

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: M. Reid  
CATHEDRAL PLACE CBC BUP 106902

### **3 ELECTRICITY B & C AND CATHEDRAL VILLAGE**

It was RESOLVED by the Committee that Geoff Magoffen is to liaise with John Cipollone in regard to identifying major circuits relating to B & C and Cathedral Village bodies Corporate and then to provide a quotation to link the circuits to the correct meters.

Vote                      Yes 5                      No 0

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### **4 SAUNA REPAIR**

It was RESOLVED by the Committee to accept the quotations from Preferred Builders totalling \$660.00 inclusive of GST to repair the sauna bench seat, AND, from Power Comm. Totalling \$1,243.00 inclusive of GST for the replacement of the sauna heater, and further that the latter amount be ratified at the next general meeting of the body corporate.

Vote                      Yes 5                      No 0

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### **5 GARAGE DOOR SLATS**

It was RESOLVED by the Committee to accept the quotation from All Door Solutions totalling \$620.04 to supply for stock (kept at CPCBC) ten (10) slats complete with end clips and bottom rail.

Vote                      Yes 5                      No 0

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### **6 OUTSTANDING GARDENS LAWYER INVOICES**

It was RESOLVED by the Committee to send the three (3) outstanding Gardens Lawyers invoices listed below to Randall Edwards seeking an explanation on how each invoice was voted on by the CPCBC.

Vote                      Yes 4                      No 1

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### **7 APPROVAL FOR LEGAL INVOICES TO PAY**

It was RESOLVED by the Committee to authorise for payment the invoices listed below, and further, that such payments be ratified at the next general meeting of the body corporate.

Gardens Lawyers 30/08/2010 Invoice No.92503 \$2,590.00 re: Guarantee and Indemnity Star B.M.S.

Gardens Lawyers 30/08/2010 Invoice No.92476 \$2,300.10 re: Claim by Symland P/L (Star B.M.S.)

Maunsell Pennington 06/90/2010 - \$10,881.20 re: Carpark dispute

Vote                      Yes 5                      No 0

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### **8 CONTRACTS**

It was RESOLVED by the Committee that B.C.S. is to provide details of all contracts on file to Neil Fleming for new website for CPCBC.

Vote                      Yes 5                      No 0

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**CLOSURE**

There being no further business the chairperson declared the meeting closed at 8.45pm.

**CONFIRMED AS A TRUE AND ACCURATE RECORD**

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

**Secretary**      **Crestina Ceraolo**  
**Address**        **c/- John Rae**  
                      **Body Corporate Services Pty Limited**  
                      **PO Box 466 Toowong Qld 4066**