

Minutes of the Committee Meeting of the Body Corporate for "CATHEDRAL PLACE CBC" Mixed Community Plan 106902 held on Monday, 29 November 2010 at 5:30pm on-site in the Meeting Room "Cathedral Place" 41 Gotha Street, Fortitude Valley.

PRESENT IN PERSON

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

PROXY

Peter Zunker to Crestina Ceraolo (for when he left the meeting)

APOLOGIES

Nil

IN ATTENDANCE

John Rae representing Body Corporate Services Pty Ltd.

CHAIRPERSON OF MEETING

Todd Raumer chaired the meeting.

QUORUM

The chairperson declared that a quorum was represented and opened the meeting at 5:30pm.

1 PREVIOUS MINUTES

It was RESOLVED by the Committee that the minutes of the previous Committee meeting held on 22/11/2010 be confirmed as a true and accurate account of the proceedings at that meeting.

Vote Yes 6 No 0 Abstain 0

BUSINESS ARISING FROM MINUTES

Star BMS Claim (Symland Pty. Ltd.)

It was RESOLVED by the Committee to pay Star BMS \$43,724.26 for the period of 04/06/2009 to 03/07/2009, SUBJECT TO the following:

1. Holman Webb to advise when Leighton Holdings Pty. Ltd. sold their share to Symland Pty. Ltd.
2. Confirmation is received from Holman Webb that Leighton Holdings Pty. Ltd. have no claim on any part of the requested payment.
3. That agreement is received from Holman Webb that the recently invoiced amount of \$5,442.25 (relating to legal expenses incurred for the new Caretaking agreement in 2009) to Symland Pty. Ltd. be deducted from the claim of \$43,724.26.
4. That both parties agree that no further claims are to be initiated by Symland Pty. Ltd or "Cathedral Place CBC" MCP 106902.

Vote Yes 5 No 0 Abstain 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, Calms, Coolangatta, Gold Coast, Mackay, Noosa, Port Douglas, Townsville
(VIC): Hawthorn, Melbourne

PAINTING – GOTHA STREET FRONTAGE

It was RESOLVED by the Committee to accept the quotation from Baker & Staff totalling \$2,750.00 for the painting of the Gotha Street frontage as detailed.

Vote Yes 6 No 0 Abstain 0

PAINTING – GYMNASIUM

It was RESOLVED by the Committee to accept the quotation from Baker & Staff totalling \$792.00 for the painting of the gymnasium interior.

Vote Yes 6 No 0 Abstain 0

RILEY/SHELLY

It was RESOLVED by the Committee to have Nicholsons advise if there is a mediation clause in the disputed contract before legal proceedings may be commenced, and further, to instruct Nicholsons to send it's proposed letter to Cooper Grace Ward (as distributed to all Committee members).

Vote Yes 6 No 0 Abstain 0

3 PLAY BROADBAND

It was RESOLVED by the Committee that no action be taken at this stage on the equipment installed in the MDF room.

Vote Yes 6 No 0 Abstain 0

Peter Zunker left the meeting at 6.10pm

CLEANING/SEALING FRONT ENTRANCE

It was RESOLVED by the Committee to accept the quotation from Good 2 Go Services totalling \$1,780.00 for the stripping, cleaning and resealing of the front entry to A block, with the work to be carried out after hours and payment to be made from the Unrestricted Fund.

Vote Yes 5 No 0 Abstain 1

REMOVAL OF FRONDS AND PALM TRIMMING

It was RESOLVED by the Committee to accept the quotation from Xpert Tree Services totalling \$1,540.00 for the removal of dead fronds from three Phoenix Palms and the trimming back of the palms from the glass at the front of the complex, with payment to be made from the Unrestricted Fund.

Vote Yes 5 No 0 Abstain 1

CARPET CLEANING

It was RESOLVED by the Committee to accept the quotation from Good 2 Go Services totalling \$3,300.00 for the carpet cleaning of ALL blocks, with BUP's to be billed as per the breakup on the quotation.

Vote Yes 5 No 0 Abstain 1

CLOSURE

There being no further business the chairperson declared the meeting closed at 7.10pm.

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