

Minutes of the Committee Meeting of the Body Corporate for "CATHEDRAL PLACE CBC" Mixed Community Plan 106902 held on Thursday, 3 November 2011 at 5.30pm in the Meeting Room "Cathedral Place", 41 Gotha Street, Fortitude Valley

PRESENT IN PERSON

Neil Fleming, Peter Zunker, Lindsay Anlezark, Theresa Stinson, John Gilliland, Doris Engel

IN ATTENDANCE

John Rae representing Body Corporate Services Pty Ltd.

Chris Byrnes – Duhig

Todd Raumer - Caretaker

CHAIRPERSON OF MEETING

Neil Fleming chaired the meeting.

QUORUM

The chairperson declared that a quorum was represented and the meeting was declared open at 5.30pm.

1 CONFIRMATION OF MINUTES

Procedural motion

That the minutes of the committee meeting held on 25/10/2011 be confirmed as a true and correct record of the proceedings at that meeting.

Vote	Yes 6	No 0
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BUSINESS ARISING FROM MINUTES

Origin Gas Proposal

It was RESOLVED by the Committee to accept the tabled Nicholsons Costs Agreement of up to \$2,500.00 plus GST for a critique on the Origin Gas Proposal, and further, that such acceptance be ratified at the next general meeting of the body corporate.

Vote	Yes 6	No 0
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Automatic Doors

It was RESOLVED by the Committee that each of its representatives (excluding CVBC & B & C) seek their Committees to have Archers issue a Flying Committee Meeting to purchase automatic doors for entry points, as per the tabled quotation from BBA Protective and Electronic Services Pty Ltd at a price of \$2,137.78 plus GST each, with the relevant bodies corporate and the number of doors required listed below.

Notre Dame	2 x \$2,137.78	
D & E	2 x \$2,137.78	
Duhig	3 x \$2,137.78	
Kensington Sandringham	2 x \$2,137.78	
Vote	Yes 6	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: AD

CATHEDRAL PLACE CBC CTS 106902

Security Camera

It was RESOLVED by the Committee to accept the tabled quotation from BBA Protective and Electronic Services Pty Ltd totalling \$3,685.00 inclusive of GST for a security camera covering the spa & pool area – Restricted Fund

Vote Yes 6 No 0

Updated Sinking Fund Forecast

It was RESOLVED by the Committee to pay the tabled invoice from Napier Blakely totalling \$1,980.00 for an updated Sinking Fund Forecast, and further, that such payment be ratified at the next general meeting of the body corporate.

Vote Yes 5 No 0

Magoffin's Findings

It was RESOLVED by the Committee to engage G.J. Magoffin Electrical to verify its first findings as per the spreadsheet provided by Peter Zunker, with Todd Raumer and John Cippoloni to both sign off on the reviews determinations, and if there is no material change (ie say 5% or less) then Cathedral Village is to pay the cost, and conversely if the change is more than 5% then the cost is to be met by the CPCBC.

Vote Yes 5 No 0

Clearing Fund Deposit

It was RESOLVED by the Committee that the deficit in the Clearing Fund of \$247,322.93 should be invoiced to the residential BUP's on the basis of the number of lots and further that such invoicing be invoiced on the same dates as the levies.

Vote Yes 6 No 0

Financials/Budgets

It was RESOLVED by the Committee to accept the tabled financial statements for the year ended 31/08/2011, and the proposed budgets for the year ending 31/08/2012 being:

Unrestricted Administration Fund	\$609,980.00
Unrestricted Sinking Fund	\$69,096.00
Restricted Administration Fund	\$NIL
Restricted Sinking Fund	\$7,883.00

with the Clearing Fund to invoice \$704,823.00

Vote Yes 5 No 0

Watts Energy

It was RESOLVED by the Committee that Watts Energy be instructed to recover all expected costs for 2011/2012 including the recovery of the \$12,773.14 deficit in the Electricity Fund.

Vote Yes 5 No 0

CLOSURE

There being no further business the chairperson declared the meeting closed at 7.55pm.

Secretary Peter Zunker
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Body Corporate Services Pty Limited
PO Box 466 Toowong Qld 4066