

Minutes of the Committee Meeting of the Body Corporate for "CATHEDRAL PLACE CBC" Mixed Community Plan 106902 held on Monday, 5 December 2011 at 5.30pm in the Meeting Room, Cathedral Place, 41 Gotha Street, Fortitude Valley

PRESENT IN PERSON

Neil Fleming, Theresa Stinson, Chris Byrnes, John Gilliland, Doris Engel, Lindsay Anlezark

IN ATTENDANCE

John Rae representing Body Corporate Services Pty Ltd.

Peter Zunker (first 20 minutes of the meeting)

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 3/11/2011 be confirmed as a true and correct record of the proceedings at that meeting.

Vote	Yes 6	No 0	Abstain 0
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BUSINESS ARISING

Nil

CALLING OF EGM AND MOTIONS TO BE INCLUDED

It was RESOLVED by the Committee that an Extraordinary General Meeting be held on Tuesday, 20 December 2011 at 5.30pm in the meeting room Cathedral Place.

Vote	Yes 5	No 0	Abstain 1
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It was further RESOLVED by the Committee that the following motions be included on the Agenda of the Extraordinary General Meeting set down for 20/12/2011.

a) Approval of estimated costs for Gadens

Comprehensive Motion

That the estimated costs as set out in the letter dated 2nd December 2011 from David Maunsell of Gadens Lawyers is approved for expenditure up to \$190,000.00 for cost of preparation for trial and cost of trial in the matter Cathedral Place Body Corporate & ors at Cathedral Village Body Corporate & ors.

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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

b) Amend By-Law 27 (E) (III) – Levies: Restricted Common Property

Resolution Without Dissent

THAT By-law 27 (e) (iii) be amended to provide for a correction in the percentage for Kensington & Sandringham to provide for a share equal to the number of lots in the scheme and as recorded for all other bodies corporate recorded in the By-law AND THAT the following By-law be approved by the Body Corporate and that the By-laws be recorded and registered at the Titles Office

(iii) The levies shall be charged in the following proportions:-

- (A) the Proprietors Notre Dame BUP 106902 – 157/514 share;
- (ii) the Proprietors Oxford & Cambridge BUP 106905 – 72/514 share;
- (iii) the Proprietors Canterbury & Westminster BUP 106911 – 98/514 share
- (iv) the proprietors Kensington & Sandringham BUP 106966 – 103/514 share
- (v) the Proprietors Duhig BUP 106965 – 84/514 share/514 share

c) Revoke By Law 29

Comprehensive Motion

That By Law 29 be revoked.

Vote Yes 5 No 0 Abstain 1

GENERAL BUSINESS

Approval of Amended Statement of Claim

It was RESOLVED that the amended statement of claim prepared by Philip Tucker in the matter Cathedral Place Community Body Corporate vs Cathedral Village Body Corporate – recovery of contributions, as circulated by email to the residential representatives on the 3rd November 2011 is approved to be lodged.

Vote Yes 5 No 0 Abstain 1

Liaison with Success Law

It was RESOLVED that Neil Fleming is authorised to instruct Success Law on behalf of the CBC in matters concerning the Statement of Claim and future matters arising in relation to Cathedral Place Community Body Corporate vs Cathedral Village Body Corporate – recovery of contributions.

Vote Yes 5 No 0 Abstain 1

Election of Treasurer

It was RESOLVED by the Committee that Doris Engel be elected as Treasurer to replace Peter Zunker

Vote Yes 6 No 0 Abstain 0

Election of Secretary

It was RESOLVED by the Committee to accept the tabled "Notice of Appointment" for Chris Byrnes to be the Duhig representative on the Committee, and further, that Chris Byrnes be elected as Secretary to replace Peter Zunker.

Vote Yes 6 No 0 Abstain 0

Cathedral Place Rentals

It was RESOLVED by the Committee that Cathedral Place Rentals provide all current details of tenants and their contact numbers, and further, that all future tenants and their contact numbers be provided to the Committee as and when they occur.

Vote Yes 6 No 0 Abstain 0

CLOSURE

There being no further business the chairperson declared the meeting closed at 7.20pm.

Secretary **Chris Byrnes**

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