

Minutes of the Extraordinary General Meeting of the Body Corporate for "CATHEDRAL PLACE CBC" Mixed Community Plan 106902 held on Tuesday, 20 December 2011 at 5.30pm on site, in the Meeting Room, "Cathedral Place", 41 Gotha Street, Fortitude Village.

PRESENT IN PERSON

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

LOTS REPRESENTED

Lot no

Lot 1	Notre Dame	by representative Lindsay Anlezark
Lot 2	Oxford Cambridge	by representative Doris Engel
Lot 3	Canterbury Westminster	by representative Neil Fleming
Lot 4	Duhig	by representative Chris Byrnes
Lot 5	Kensington Sandringham	by representative Theresa Stinson
Lot 6	Cathedral Village	by representative John Gilliland

IN ATTENDANCE

John Rae representing Body Corporate Services Pty Ltd.

Peter Zunker – A140

CHAIRPERSON OF MEETING

Neil Fleming chaired the meeting.

QUORUM

The chairperson declared that a quorum was represented and open the meeting 6.10pm.

"The chairman declared that Lot 6 was unfinancial and therefore its representative John Gilliland could not vote on the motions"

MOTIONS

1	CONFIRMATION OF MINUTES	ORDINARY RESOLUTION
	Procedural motion	
	That the minutes of the extraordinary general meeting held on 25 October 2011 be confirmed as a true and correct record of the proceedings at that meeting.	
	RESOLVED that motion 1 be CARRIED	Yes 5 No 0 Abstain 0 Invalid 0
2	APPROVAL OF ESTIMATED COSTS FOR GADENS	COMPREHENSIVE RESOLUTION
	Submitted by committee	
	That the estimated costs as set out in the letter dated 2 nd 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.	
	RESOLVED that motion 2 be CARRIED	Yes 5 No 0 Abstain 0 Invalid 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: A.D

CATHEDRAL PLACE CBC MCP 106902

3	AMEND BY-LAW 27 (E)(III) – LEVIES: RESTRICTED COMMON PROPERTY Submitted by committee	RESOLUTION WITHOUT DISSENT
	<p>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 as recorded for all other bodies corporate recorded in the By-Law</p> <p>AND THAT the following By-Law be approved and adopted by the Body Corporate and that the By-Laws be recorded and registered at the Titles Office</p> <p>(iii) The levies shall be charged in the following proportions:-</p> <ul style="list-style-type: none"> (i) The Proprietors Notre Dame BUP 106912 – 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 	
	RESOLVED that motion 3 be CARRIED	Yes 5 No 0 Abstain 0 Invalid 0
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4	REVOKE BY-LAW 29 Submitted by committee	COMPREHENSIVE RESOLUTION
	That By-Law 29 be revoked.	
	RESOLVED that motion 4 be CARRIED	Yes 5 No 0 Abstain 0 Invalid 0
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5	PAYMENT OF GADENS INVOICE Submitted by the committee	COMPREHENSIVE RESOLUTION
	That the representatives of "Cathedral Place CBC" MCP 106902 authorise the payment of the attached invoice from Gadens dated 25/11/2011 (Invoice No. 120785) and totalling \$6,560.18 inclusive of GST for work on the "Visitor Carpark Dispute" for the period 19/10/2011 to 23/11/2011.	
	RESOLVED that motion 5 be CARRIED	Yes 5 No 0 Abstain 0 Invalid 0
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6	PAYMENT OF NICHOLSONS INVOICE Submitted by committee	COMPREHENSIVE RESOLUTION
	That the representatives of "Cathedral Place CBC" MCP 106902 authorise the payment of the attached invoice from Nicholsons dated 25/11/2011 (Invoice No. 42190) and totalling \$4,495.00 inclusive of GST for advice on the proposed Origin Gas Supply Agreement for the period 2/11/2011 to 25/11/2011.	
	RESOLVED that motion 6 be CARRIED	Yes 5 No 0 Abstain 0 Invalid 0
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7	WATTS ENERGY – SERVICE AGREEMENT Submitted by committee	COMPREHENSIVE RESOLUTION
	That the representatives of "Cathedral Place CBC" MCP 106902 ratify the decision of the Committee to accept the tabled Service Agreement from Watts Energy for the conducting of the electricity readings, billings and administration of the complex.	
	RESOLVED that motion 7 be CARRIED	Yes 5 No 0 Abstain 0 Invalid 0
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8 RATIFICATION OF INVOICE PAYMENTS – 1ST LIST**COMPREHENSIVE RESOLUTION**

Submitted by committee

That the representatives of "Cathedral Place CBC" MCP 106902 ratify the decisions of the Committee to pay the following invoices:

Inv. Date	Inv. No.		
01/11/2011	17655	Active Welding Service	3,205.40
28/11/2011	2188	Creteleak Solutions	1,727.00
07/11/2011	77273	Southeast Floors Pty Ltd	10,780.00
25/10/2011	141943	Nicholsons	5,437.09
26/10/2011	118303	Gadens Lawyers	3,382.50
31/10/2011	2542	Cold Services Aust Pty Ltd	2,222.00
31/10/2011	18388	Napier & Blakeley Pty Ltd	1,980.00
26/10/2011	11957	Mower Centre Pty Ltd	1,379.00 Paid by Todd Raumer & reimbursed
27/09/2011	16516	Gadens Lawyer	11,866.25
02/09/2011	27748	Success Law	4,526.21
12/10/2011	3181	Ken Drew Town Planning Pty Ltd	3,245.00
30/09/2011	2514	Cold Services Aust Pty Ltd	6,695.64
06/10/2011	5654	Active Systems (Qld) Pty Ltd	7,986.00
13/10/2011	69021011	Brian Bartley & Associates	1,375.00
	69021011	Nicholsons	4,000.00
01/08/2011	53104	QF & RS	2,699.65
25/08/2011	113720	Gadens Lawyers	5,469.75
15/09/2011	5456	Active Systems (Qld) Pty Ltd	2,310.00
09/09/2011	27843	Success Law	17,019.15
19/08/2011	60899	Tony Bemrose Insurance Brokers	90,918.00
22/08/2011	2091	Creteleak Solutions	5,311.90
03/08/2011	06902811	Ricks Paving Co.	2,557.50
19/08/2011	60901	Tony Bemrose Insurance Brokers	1,955.00
29/08/2011	A-2497A	Architectural Design & Drafting	1,375.00
27/07/2011	111626	Gadens Lawyers	12,781.45
25/05/2011	2544	All Digital Antenna & Co.	1,749.00
10/08/2011	A-2497	Architectural Design & Drafting	1,375.00
08/08/2011	BS001086	Benitec Services	1,815.00
29/07/2011	16179	TTM Consulting (Qld) Pty Ltd	1,474.00
04/08/2011	BS001107	Benitec Services	1,848.00
30/06/2011	06902611	Carthills Tailored Accounting	3,850.00
28/06/2011	26780	Success Law	6,048.30
27/06/2011	109401	Gadens Lawyers	16,929.00
27/06/2011	2014	Power Max Strategies	1,540.00
13/05/2011	2020	Creteleak Solutions	1,822.00

Please note that copies of all of the above invoices will be tabled at the meeting.

RESOLVED that motion 8 be **CARRIED** Yes 5 No 0 Abstain 0 Invalid 0

9 RATIFICATIONS OF INVOICE PAYMENTS – 2ND LIST**COMPREHENSIVE RESOLUTION**

Submitted by committee

That the representatives of "Cathedral Place CBC" MCP 106902 ratify the decisions of the Committee to pay the following invoices:

Inv. Date	Inv. No.		
07/11/2011	804	BBA Protective & Electronic Services P/L	3,685.00 Paid by Todd Raumer & reimbursed
25/11/2011	310	AJM Renderers	2,610.00
28/10/2011	268	NSPI Australia	2,000.00 Paid by Todd Raumer & reimbursed
18/10/2011	23020	Jory's Fences	1,521.56
09/10/2011	2554	Adams Plasterers	7,415.00
01/10/2011	2553	Adams Plasterers	20,680.00
26/09/2011	5631	Poolsurf	27,379.00
27/09/2011	2552	Adams Plasterers	22,000.00
05/09/2011	16058	Tims Floor Stripping	24,210.00
14/09/2011	19	Queensland Pool & Spa Services	5,090.11
13/09/2011	18	Queensland Pool & Spa Services	2,800.00
19/09/2011	2551	Adams Plasterers	16,500.00
08/06/2011	29934B	The Pool Tile Company Pty Ltd	18,819.39
13/09/2011	130911	Daytona Demolitions	2,695.00
08/06/2011	29934A	The Pool Tile Company Pty Ltd	18,819.39

Please note that copies of all of the above invoices will be tabled at the meeting.

RESOLVED that motion 9 be **CARRIED** Yes 5 No 0 Abstain 0 Invalid 0

CLOSURE

There being no further business the chairperson declared the meeting closed at 7.05pm.

SECRETARY

Chris Byrnes
c/- PO Box 466 Toowong Qld 4066