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MEMBER
COMMUNITY TITLES
INSTITUTE QUEENSLAND

bcs
Body Corporate Services

Minutes of the Extraordinary General Meeting of the Body Corporate for "CATHEDRAL PLACE CBC" Mixed Community Plan 106902 held on Monday, 24 January 2011 at 5.30pm in the Meeting Room "Cathedral Place" 41 Gotha Street Fortitude Valley.

PRESENT IN PERSON

Lindsay Anlezark, Crestina Ceraolo, Peter Zunker, Todd Raumer, John Gilliland

PROXIES

Nil

LOTS REPRESENTED

Lot no

Lot 1	Notre Dame	by representative Lindsay Anlezark
Lot 2	Oxford Cambridge	by representative Crestina Ceraolo
Lot 3	Canterbury Westminster	by voting paper
Lot 4	Duhig	by representative Peter Zunker
Lot 5	Kensington Sandringham	by representative Todd Raumer
Lot 6	Cathedral Village	by representative John Gilliland

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 the meeting was declared open at 5.30pm.

UNFINANCIAL LOT

Lot 6 was unfinancial and therefore could not vote on Ordinary or Comprehensive resolutions.

MOTIONS

1 CONFIRMATION OF MINUTES

Procedural motion

That the minutes of the extraordinary general meeting held on 23/12/2010 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

ORDINARY RESOLUTION

It was noted by the Committee that a "Notice Under By Law 22" was tabled at the meeting but not recorded.

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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 MCP 106902

2 RATIFICATION OF INVOICE PAYMENTS

COMPREHENSIVE RESOLUTION

Submitted by Committee

That the representatives of "Cathedral Place CBC" MCP 106902 ratify the decision of the Committee at it's meeting held on 10/01/2011 to pay the following invoices:

- Gadens Lawyers – Invoice No. 99271 dated 22/12/2010 \$1,622.50*
- Nicholson's Solicitors – Invoice No. 38175 dated 22/12/2010 \$1,520.48*
- Maunsell Pennington Solicitors – Reference 1005465 dated 14/12/2010 \$8,932.00*
- Success Law – Invoice No. 23777 dated 22/12/2010 \$15,302.15*

RESOLVED that motion 2 be **CARRIED** Yes 5 No 0 Abstain 0 Invalid 0

3 FURTHER INVOICE PAYMENTS RATIFICATION

COMPREHENSIVE RESOLUTION

Submitted by Committee

That the representatives of "Cathedral Place CBC" MCP 106902 ratify the already paid invoices listed below:

- Master Zebre Pty Ltd – Invoice No. 4435 dated 14/12/2010 \$7,502.00*
- Nudge Road Landscape Supplies – Invoice: 131717 dated 20/12/2010 \$ 1,370.00*
- Baker & Staff – Invoice No. 00010211 dated 14/12/2010 \$2,750.00*
- Doors Direct – Invoice No. 636 dated 21/12/2010 \$1,590.00*

RESOLVED that motion 3 be **CARRIED** Yes 5 No 0 Abstain 0 Invalid 0

4 CORRECTIONS TO EGM MINUTES 23/12/2010

ORDINARY RESOLUTION

Submitted by Committee

That the representatives of "Cathedral Place CBC" MCP 106902 instruct the body corporate manager to change the minutes of the EGM held on 23/12/2010 to reflect that motions 2, 3, 4, 5, 6, 7 & 8 were submitted by Peter Zarker and not the CPCBC.

RESOLVED that motion 4 be **CARRIED** Yes 5 No 0 Abstain 0 Invalid 0

5 RE RATIFICATION OF INVOICE PAYMENTS

COMPREHENSIVE RESOLUTION

Submitted by Committee

That the representation of "Cathedral Place CBC" MCP106902 ratify their decision at the EGM held on 23/12/2010 (namely Motion 9) to approve the payments by the committee as listed below, this time as a comprehensive resolution.

- Maunsell Pennington 6/12/2010 \$6,191.79*
- Let There Be Light 30/06/2010 \$1368.40*
- Gadens lawyers 29/11/2010 \$7,917.25*

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

6 AMENDMENT OF BY-LAW 29

COMPREHENSIVE RESOLUTION

Submitted by Peter Zunker

That Motion 2 passed at the **EGM BY COMPREHENSIVE RESOLUTION** held on May 11, 2006, by which the Body Corporate purported to amend its By-laws by adding a new By-law 29 which deleted part of By-law 22, deleted By-law 22A and replaced By-law 23, be revoked so that By-laws 22-23, as reprinted below, in place at May 11, 2006, remain unchanged.

Original By-laws 22 to 23 to remain unchanged

22. Use of Building Manager's Lot

Lot 4 in the Building Units Plan to be known as Notre Dame, and Lot 64 in the Building Units Plan known as Oxford and Cambridge and until both of these lots are completed and registered such other lot or combination of lots in Cathedral Place as are used for the purposes of management and letting in accordance with By-law 23 (the Management Unit") may be used for the purposes of Management of the property and for the sale and letting of units in the buildings on behalf of the proprietors, and the rendering of such services to occupants of units in the building and may without the consent of the Body Corporate Committee display signs or notices for the purposes of offering for sale or for lease or for letting any unit in the building. The right to use the said lots for these purposes must not be revoked without the written consent of the proprietor of the lot. For the purposes aforesaid the Body Corporate shall have power to grant to the proprietor of the Management Unit the right to carry on in the property the business of letting units in the building and for the purpose to enter into any appropriate agreement on such terms and conditions as the Body Corporate may deem fit.

22A.

Except as authorised in By-law 22, the Body Corporate prohibits the use of any part of the Cathedral Place Development (which includes the common property of the Community Body Corporate and all the lots and common property of the buildings known as Cathedral Village, Duhig, Kensington and Sandringham, Canterbury and Westminster, Oxford and Cambridge and Notre Dame) for the purposes of the sale and letting of the lots or car parks within the development on behalf of proprietors except for the sale of lots within the development by Cathedral Place Developments Pty Ltd

23 Both' Corporate Empowered to Enter Into Agreements

(a) The Body Corporate shall be empowered to enter into Agreements from time to time with the proprietor of the Management Unit or any party associated with the said proprietor who has care and control of the said lot to caretaker and or manage the common property of subsidiary bodies corporate and the buildings at Cathedral Place and to let lots upon such terms and conditions as the Body Corporate shall decide upon in general meeting

(b) The proprietor of the Management Unit, or any party associated with the said proprietor who has care and control of the said lot is authorised to be the letting agent for such of the proprietors of Cathedral Place who shall desire to appoint such party as their letting agent

(c) The Committee of the Body Corporate hereby consents to the managers application to the Auctioneers and Agents Committee of the Office of Corporate Affairs to conduct a letting business in relation to the units in Cathedral Place from the Management Unit

RESOLVED that motion 6 be **CARRIED** Yes 5 No 0 Abstain 0 Invalid 0

John Gilliland stated to the meeting that the motion should be a resolution without dissent.

The chairman ruled that the motion was in order.

CLOSURE

There being no further business the chairperson declared the meeting closed at 6.10pm.

CONFIRMED AS A TRUE AND ACCURATE RECORD

Chairperson: _____ **Date:** _____