

Body Corporate Services Pty Limited
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MEMBER
COMMUNITY TITLES
INSTITUTE QUEENSLAND

bcs
Body Corporate Services

Minutes of the Committee Meeting of the Body Corporate for "CATHEDRAL PLACE CBC" Mixed Community Plan 106902 held on Monday, 23 May 2011 at 5:30pm in the Meeting Room "Cathedral Place", 41 Gotha Street, Fortitude Valley.

PRESENT IN PERSON

Neil Fleming, Crestina Ceraolo, Peter Zunker, Lindsay Anlezark, Theresa Stinson, John Cipollone

PRESENT BY INVITATION

John Rae representing Body Corporate Services Pty Ltd.

Todd Raumer – Caretaker

Diane Davis – B4, Paul Spicer – A55, Sam King – E 24

Byron Rabone – CV, Doris Engle – C16, Noel Murphy – A115

CHAIRPERSON OF MEETING

Neil Fleming chaired the meeting.

QUORUM

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

1 CONFIRMATION OF MINUTES

It was RESOLVED by the Committee that the minutes of the previous Committee meeting held on 27/04/2011 be confirmed as a true and accurate account of the proceedings at that meeting, SUBJECT to the resolution under the heading of "Soot Analysis" being changed to:

"It was RESOLVED by the Committee to obtain a report on the compositional analysis and particle sizing on the perimeter of the "Cathedral Place" complex at a cost of \$1,300.00 as a possible tool in obtaining Brisbane City Council approval with the installation on balconies, and further, as additional supporting evidence, and that the offer of Troy Sanders to provide a noise measuring device at no cost be accepted, as the noise measuring device is an instrument from his place of work and will only be available at Troy's discretion.

Vote Yes 5 No 0 Abstain 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: M. Reid
CATHEDRAL PLACE CBC MCP 106902

BUSINESS ARISING FROM MINUTES

Nil

GHD/J. GROOM REPORTS

It was RESOLVED by the Committee that Peter Zunker is to liaise with Napier Blakeley in order to produce an amended Sinking Fund Forecast Report which will incorporate the findings of the J. Groom report instead of the report from GHD in relation to the best method of repairing and maintaining leaks in the podium slab.

Vote Yes 5 No 0 Abstain 0

CRETELEAK SOLUTIONS

It was RESOLVED by the Committee that an initial budget of \$50,000.00 be established to allow the caretaker to use Creteleak Solutions to inject their product into areas of leaking as and when they occur in and around the complex.

Vote Yes 5 No 0 Abstain 0

INVOICE APPROVAL

It was RESOLVED by the Committee to authorise for payment the invoice below and that such authorisation be ratified in the next general meeting of the body corporate.

Success Law	Invoice no. 26109	Date 16/05/2011	\$10,812.86
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Vote Yes 5 No 0 Abstain 0

GENERAL BUSINESS

PROPOSED NEW BY LAWS

It was RESOLVED by the Committee that the Peter Zunker tabled proposed new By-Laws covering all aspects of the visitors carpark be distributed to Committee members, and further, that it be understood it is subject to a successful outcome in the current court case involving the carpark.

Vote Yes 5 No 0 Abstain 0

QUARTZITE

It was RESOLVED by the Committee that Todd Raumer is to obtain a quotation from the Pool Tile Company for the provision of quartzite tiles (as per samples) for the swimming pool area.

Vote Yes 5 No 0 Abstain 0

HYDRANT PUMP EXHAUST

It was RESOLVED by the Committee to accept the quotation from Active Systems (Qld) Pty Ltd totalling \$2,563.00 inclusive of GST for the provision and installation of a new exhaust system including a muffler on the diesel engine driven hydrant pumpset, and further, that the subsequent payment be ratified at the next general meeting of the body corporate.

Vote Yes 5 No 0 Abstain 0

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