

Body Corporate Services Pty Limited
ABN 82 010 120 144

PO Box 466, Toowong, QLD 4066
DX 40261 Toowong
bcs_brisbane@bcssm.com.au
www.bcsm.com.au

Ph. 07 3721 7000
Fax. 07 3870 3838



MEMBER
COMMUNITY TITLES
INSTITUTE QUEENSLAND

Minutes of the Committee Meeting of the Body Corporate for "CATHEDRAL PLACE CBC" Mixed Community Plan 106902 held on Tuesday, 21 June 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, Crestina Ceraolo, John Gilliland

PRESENT BY INVITATION

John Rae representing Body Corporate Services Pty Ltd.

Sam King – E24, Geoff Stinson – H68, John Delaat – E83, Barry Clements – E68

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 23/05/2011 be confirmed as a true and accurate account of the proceedings at that meeting.

Vote Yes 5 No 0 Abstain 1

BUSINESS ARISING FROM MINUTES

Nil

BUP AGREEMENTS/CARETAKER'S EMPLOYMENT CONTRACT

It was RESOLVED by the Committee that Neil Fleming is to distribute to all Committee members a list of items that would appropriately be included in a "Shared Facilities Agreement" with the BUP's and also to invite from the Committee members any items that they would like to add to the list

Vote Yes 6 No 0 Abstain 0

It was further RESOLVED that John Rae is to Liaise with Nicholsons Lawyers to produce for the Committee to approve, an acceptable Employee's Contract for the Caretaker, Todd Raumer.

Vote Yes 6 No 0 Abstain 0

Trust us for service excellence today & beyond

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

SUCCESS LAW/GADENS CORRESPONDENCE

It was RESOLVED by the Committee that Peter Zunker is to provide an email update to the appropriate four (4) Committee members on these two legal matters

Vote Yes 5 No 0 Abstain 0

BALCONY ENCLOSURES

It was RESOLVED by the Committee that Alan Van, Town Planner, be appointed (subject to a successful meeting with him) to liaise with Brisbane City Council in order to have balcony enclosures approved in principle, should any owners wish to do so, PROVIDED that the initial cost does not exceed \$10,000.00.

Vote Yes 5 No 0 Abstain 1

CALLING OF EGM

It was RESOLVED by the Committee to call an EGM for Tuesday, 5th July 2011 at 5.30pm in the "Cathedral Place" meeting room to ratify items from the Committee Meeting of 23/05/2011 and any decision in these minutes which require general meeting ratification, and to approve payments to Gadens Lawyers.

Vote Yes 5 No 0 Abstain 1

GENERAL BUSINESS

Washdown/Painting Of Building

It was RESOLVED by the Committee to instruct the caretaker to obtain quotations for the washdown of the building and the washdown and painting of the building.

Vote Yes 6 No 0 Abstain 0

Preventing Access Over Entry Gates

It was RESOLVED by the Committee to accept the quotation from Active Systems (Qld) Pty. Ltd. Totalling \$3,205.40 inclusive of GST (less \$377.00 for F Block) for the installation of material preventing people from climbing over the entry gates to the building and that such quotation acceptance and subsequent payment be ratified at the next general meeting of the body corporate.

Vote Yes 6 No 0 Abstain 0

Lifting And Removal Of Pool Pavers

It was RESOLVED by the Committee to accept the quotation from Tim's Floor Stripping Pty. Ltd. totalling \$24,120.00 inclusive of GST (compared with quotations from Aquatic Pool Renovations \$53,000.00 plus GST and Geoff Trowler Landscapes \$50,000.00 plus GST) for the lifting of the pavers in the swimming pool and their removal from the site, with such quotation acceptance and subsequent payment to be ratified at the next general meeting of the body corporate.

Vote Yes 5 No 0 Abstain 1

Resurfacing Of The Swimming Pool

It was RESOLVED by the Committee to accept the quotation from Pool Surf totalling \$27,379.00 inclusive of GST (compared to a quotation from Aquatic Pool Renovations totalling \$42,064.00 inclusive of GST) for the bottom and sides resurfacing of the swimming pool and that such quotation and subsequent payment be ratified at the next general meeting of the body corporate.

Vote Yes 5 No 0 Abstain 1

Laying Of Tiles In The Swimming Pool Area

It was RESOLVED by the Committee to accept the quotation from Adams Plasterers & Swimming Pool Finishers totalling \$65,340.00 inclusive of GST (compared with quotations from Geoff Trowler Landscapes \$68,000.00 inclusive of GST and Aquatic Pool Renovations \$138,800.00 inclusive of GST) for the laying of the ordered tiles in the swimming pool area, and that such quotation acceptance and subsequent payment to be ratified at the next general meeting of the body corporate.

Vote Yes 5 No 0 Abstain 1

Pool Lighting

It was RESOLVED by the Committee to accept the quotation from Uhlmann Electrical totalling \$22,550.00 inclusive of GST (compared with the quotation from Carlins Electrical Services \$18,488.80) for the provision of 10 L.E.D. pool light fittings for the swimming pool and 16 garden uplights for the pool surrounds, with such quotation acceptance and subsequent payment to be ratified at the next general meeting of the body corporate, and further, that it be noted that the cheaper quotation was not for the dearer L.E.D. type light fittings.

Vote Yes 5 No 0 Abstain 1

Purchase of light fittings

It was RESOLVED by the Committee to purchase from Hayman's Electrical a total of 90 "running man & spitfire" light fittings at a cost of \$10,197.00 inclusive of GST for installation around the building where required and that such purchase and subsequent payment be ratified at the next general meeting of the body corporate.

Vote Yes 5 No 0 Abstain 1

Carpark Signage

It was RESOLVED by the Committee that a sign be erected giving various phone numbers to ring for people experiencing entry or exit problems in the carpark, with the exact wording to be determined by the caretaker.

Vote Yes 5 No 0 Abstain 1

Safety Equipment

It was RESOLVED by the Committee to purchase more safety equipment including relocatable bollards, witches hats and other safety items to a value of up to \$500.00.

Vote Yes 6 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