

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 Extraordinary General Meeting of the Body Corporate for "CATHEDRAL PLACE CBC" Mixed Community Plan 106902 held on Thursday, 16 June 2011 at 5.30pm in the Meeting Room "Cathedral Place" 41 Gotha Street Fortitude Valley.

PRESENT IN PERSON

Lindsay Anlezark, Neil Fleming, Peter Zunker, Teresa Stinson

APOLOGY

John Gilliland

PROXIES

Oxford & Cambridge Body Corporate to P. Zunker

LOTS REPRESENTED

Lot no

Lot 1	Notre Dame	by representative Lindsay Anlezark
Lot 2	Oxford Cambridge	by proxy to P. Zunker
Lot 3	Canterbury Westminster	by representative N. Fleming
Lot 4	Duhig	by representative Peter Zunker
Lot 5	Kensington Sandringham	by representative T. Stinson

IN ATTENDANCE

John Rae representing Body Corporate Services Pty Ltd.

J. Delaat - E83, D. Engel - C16, L. Zunker - A4

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.

MOTIONS

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

1 CONFIRMATION OF MINUTES

ORDINARY RESOLUTION

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

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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 decisions of the Committee to pay the following invoices:

Gadens Lawyers	29/07/2010	Invoice No. 20102567	\$4,352.50
All Door Solutions	31/08/2010	Invoice No. 25568	\$2,552.07
Power Communications	15/10/2010	Invoice No. 104632	\$1,353.00
Maunsell Pennington	10/01/2011	Invoice No. 06902111	\$11,240.75
Carlins Electrical	19/01/2011	Invoice No. 806	\$3,943.50
Gadens Lawyers	31/01/2011	Invoice No. 100540	\$1,426.70
Benetic Services	04/02/2011	Invoice No. BS001073	\$2,599.99
The Fence Barn	11/03/2011	Invoice No. 21630	\$1,370.00
Gadens Lawyers	28/03/2011	Invoice No. 103485	\$4,079.34
Success Law	11/04/2011	Invoice No. 25643	\$8,587.51
G. J. Magoffin	15/04/2011	Invoice No. 06902411	\$1,463.00
All Doors Solutions	15/04/2011	Invoice No. 25870	\$1,589.79
99 Services	27/04/2011	Invoice No. 25	\$13,860.00
Aquagas Plumbing	30/04/2011	Invoice No. 508	\$1,482.77
Sucess Law	16/05/2011	Invoice No. 26109	\$10,812.86
Doors Direct	19/05/2011	Invoice No. 1055	\$9,992.00

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

3 APPROVAL OF INVOICES FOR PAYMENT**COMPREHENSIVE RESOLUTION***Submitted by Committee*

That the representatives of "Cathedral Place CBC" MCP 106902 authorise the payment of the attached five (5) A.C. Pool Services & Supplies invoice as listed below and totalling \$8,659.77.

Invoice No. 227013	31/08/2010	\$1,122.00
Invoice No. 225913	30/10/2010	\$360.25
Invoice No. 227449	31/12/2010	\$3,286.45
Invoice No. 227874	28/02/2011	\$1,122.00
Invoice No. 227873	28/02/2011	\$2,769.07

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

4 ACCEPTANCE OF QUOTATION**COMPREHENSIVE RESOLUTION***Submitted by Committee*

That the representatives of "Cathedral Place CBC" MCP 106902 accept the attached quotation from the Pool Tile Company totalling \$36,970.00 for the provision of the tiles for the swimming pool area as described, and further, that the body corporate manager be authorised to pay a deposit of \$18,485.00 (being 50% of the quotation)

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

5 COMMON PROPERTY CHANGE OF LOCKS

COMPREHENSIVE RESOLUTION

Submitted by Committee

That the representatives of "Cathedral Place CBC" MCP 106902 accept the quotation from Able Security totalling \$990.00 for the replacement of fifteen (15) restricted lock cylinders and provision of five (5) restricted keys on the common property of the CPCBC.

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

6 VARIATION TO ENTRY/EXIT ROLLER DOOR

COMPREHENSIVE RESOLUTION

Submitted by Committee

That the representatives of "Cathedral Place CBC" MCP 106902 approve the obtaining of a quotation for the installation of a loop at the residents entry and exit roller door to only allow activation of the roller door when a vehicle is present, and further that the Committee be authorised to accept such quotation should it be considered appropriate.

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

7 "STASHED" FOBS

COMPREHENSIVE RESOLUTION

Submitted by Committee

That the representatives of "Cathedral Place CBC" MCP 106902 agree to instruct the caretaker that any fobs found "stashed" in the front driveway intercom be removed and only be issued back to the owner once ID is presented and residence is proved to be correct, and further, they are also to be told in writing that should this re occur the fob will be deactivated and a fee of \$55.00 payable for reactivation.

Note to Motion:

The above motion is aimed at trying to prevent sharing of fobs between multiple residents.

RESOLVED that motion 7 be **CARRIED** Yes 5 No 0 Abstain 0 Invalid 0

CLOSURE

There being no further business the chairperson declared the meeting closed at 5.45pm.

CONFIRMED AS A TRUE AND ACCURATE RECORD

Chairperson: _____ **Date:** _____