

Minutes of the Committee Meeting of the Body Corporate for "CATHEDRAL PLACE CBC" Mixed Community Plan 106902 held on Tuesday, 20 March 2012 at 5:30pm at the meeting room, "Cathedral Place", 141 Gotha Street, Fortitude Valley.

PRESENT IN PERSON

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

PROXIES

Theresa Stenson to Neil Fleming

APOLOGIES

Theresa Stenson

IN ATTENDANCE

John Rae representing Body Corporate Services Pty Ltd.

Todd Raumer, Caretaker

Peter Zunker, owner A140

John Cippoloni, Cathedral Village lot owner

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.

1 CONFIRMATION OF MINUTES

Procedural motion

That the minutes of the committee meeting held on 17/01/2012 be confirmed as a true and correct record of the proceedings at that meeting.

Vote Yes 6 No 0 Abstain 0

2 BUSINESS ARISING FROM MINUTES

Nil.

3 BUILDING MANAGEMENT REPORT

This is attached to these minutes.

4 BUSINESS ARISING FROM BUILDING MANAGEMENT REPORT

Emergency Lighting

It was RESOLVED by the Committee to accept the tabled quotation from Guardian Fire totalling \$2,700.00 plus GST for work required on the emergency lighting, and further, that the subsequent payment is to be ratified at a general meeting of the body corporate.

Enhancing Community Living

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), Strata Community Australia (SCA)
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

- Origin Gas Agreement

It was RESOLVED by the Committee to accept the contents of the Origin letter dated 16/03/2012, which clarified several obstacles from a previous meeting between the two parties, and further, that subject to reading the new Agreement, it is to be signed and activated by Origin and in separate forms by each of the residential bodies corporate.

Vote Yes 6 No 0 Abstain 0

- Fire Door Audit

It was RESOLVED by the Committee to accept the tabled quotation from Advance Fire Technology totalling \$7,540.50 inclusive of GST for the legislative required testing of all of the building's fire doors, and further, that the residential bodies corporate be invoiced for their share of the cost based on the door quantities as listed on the quotation.

Vote Yes 6 No 0 Abstain 0

- Internal Pathways

It was RESOLVED by the Committee to accept the tabled quotation from Pink Services Pty Ltd totalling \$5,948.00 inclusive of GST for the replacement of pavers after tree roots are cleared and barriers installed.

Vote Yes 5 No 0 Abstain 1

It was further RESOLVED by the Committee to allow up to \$3,000.00 for the purchase of replacement pavers required in the motion above, and further, that the subsequent payment for the cost of both motions be ratified at a general meeting of the body corporate.

Vote Yes 5 No 0 Abstain 1

At this stage of the meeting Lindsay Anlezark had to leave for another appointment and left a proxy in favour of Chris Byrnes.

5 HR QUOTATIONS

It was RESOLVED by the Committee to accept the tabled quotation from Red HR totalling \$3,115.00 plus GST for the preparation of employment contracts and position descriptions, and further, that the subsequent payment be ratified at a general meeting of the body corporate.

Vote Yes 5 No 0 Abstain 1

6 LIFT CONTRACT

It was RESOLVED by the Committee that John Rae is to write to Otis giving them notice of the cancellation of their Lift Maintenance contract with Cathedral Place which is in place until 1/01/2013, and further, that they be invited to provide a quotation for a new lift maintenance contract prior to 31/08/2012.

Vote Yes 6 No 0 Abstain 0

It was noted by the Committee that all quotations received for a lift maintenance contract would be reviewed at the end of the body corporate's financial year.

7 ELECTRICITY RECHARGING

It was RESOLVED by the Committee to use the spreadsheets provided by Watts Energy measuring the consumption of the meters of B & C and Cathedral Village and on the basis of such consumption, B & C being 178.78 kilowatt hours per day, that invoices for electricity consumption since 2/11/2005 be reissued by Watts Energy on the basis of 178.78 kilowatts per day and that Cathedral Village will be responsible for the balance.

Vote Yes 6 No 0 Abstain 0

8 CATHEDRAL VILLAGE PAINTING DEBT

It was RESOLVED by the Committee that if the two invoices issued by Cathedral Place CBC in 2006 and 2011 to Cathedral Village for its share of payments made to Riley Shelley Painters, are not paid by 20/04/2012 then Success Law is to be instructed to continue proceedings for recovery.

Vote Yes 5 No 1 Abstain 0

9 BLUE SWIPES

It was RESOLVED by the Committee that blue swipes that become unreliable outside of the 12 month warranty period will continue to incur a \$55.00 charge to be replaced with the current swipes.

Vote Yes 5 No 0 Abstain 1

10 GENERAL BUSINESS

- Reversal of Motion for Next General Meeting

It was RESOLVED by the Committee that Motion 8 of the Extraordinary General Meeting held on 23/12/2010 with the heading of "Opening Balances BUP Expenses" be REVERSED at the next general meeting of the body corporate.

Vote Yes 6 No 0 Abstain 0

- Children In Gymnasium

It was RESOLVED by the Committee that children under the age of thirteen (13) are not allowed in the gymnasium, regardless of whether they are supervised or not."

Vote Yes 5 No 0 Abstain 1

CLOSURE

There being no further business the chairperson declared the meeting closed at 7:50pm.

Secretary **Chris Byrnes**

Address **c/- John Rae**
Body Corporate Services Pty Limited
PO Box 466 Toowong Qld 4066