

Minutes of the Committee Meeting of the Body Corporate for "CATHEDRAL PLACE CBC" Mixed Community Plan 106902 held on Monday, 21 May 2012 at 5:30pm at Meeting Room, "Cathedral Place", 41 Gotha Street, Fortitude Valley.

ATTENDANCE RECORD

PRESENT IN PERSON

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

PROXIES

Nil.

APOLOGIES

Nil.

IN ATTENDANCE

John Rae representing Body Corporate Services Pty Ltd.

Todd Raumer – Caretaker

Danielle Binek – Caretaking Admin Assistant

T Robins – A26, D Davis – B4, P Spicer – A55

CHAIRPERSON OF MEETING

Neil Fleming chaired the meeting.

QUORUM

The chairperson declared that a quorum was represented and opened the meeting at 5:30pm.

CONFIRMATION OF MINUTES

Procedural motion

That the minutes of the committee meeting held on 20/03/12 be confirmed as a true and correct record of the proceedings at that meeting.

Vote Yes 6 No 0 Abstain 0

BUSINESS ARISING FROM MINUTES

Nil.

CARETAKING REPORT

It was confirmed that it had been sent by email to all Committee members on Friday, 18/05/2012.

BUSINESS ARISING FROM CARETAKING REPORT

- Emergency Lighting

It was RESOLVED by the Committee to accept the quotation from BDA Power & Electrical totalling \$62.00 plus GST for the replacement of each new required fitting with 54 new required fittings expected to be required to be replaced.

Vote Yes 6 No 0 Abstain 0

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

- Lift Contractor

It was RESOLVED by the Committee that the Caretaker and the individual representative of each BUP body corporate is to pursue each BUP to arrange an Extraordinary General Meeting (all to be held if possible on the same night) for the acceptance of the quotations from Otis for a lift maintenance contract which is cheaper than those currently existing.

Vote Yes 6 No 0 Abstain 0

It was noted by the Committee that Otis is willing to proceed with the new contracts at the cheaper price as soon as they are approved at the Extraordinary General Meeting.

- Current Cleaner, 99 Services Pty Ltd

It was RESOLVED by the Committee that the hourly rate paid to 99 Services be increased to \$32.50 per hour effective immediately.

Vote Yes 5 No 0 Abstain 1

- Carpet Quotations

It was RESOLVED by the Committee that the Caretaker and the individual representative of each BUP body corporate is to pursue each BUP to arrange an Extraordinary General Meeting (all to be held if possible on the same night) for the acceptance of the quotations from Flooring Xtra (or such lower quotations that the Caretaker may obtain in the interim) for the provision and laying of new carpet in the lift foyers and hallways of each BUP.

Vote Yes 5 No 0 Abstain 1

- Archers and BCS Direction

It was RESOLVED by the Committee that any resolutions carried by the Committee at its meetings which relate to acceptance of quotations by the Caretaker or a direction to the Caretaker by the Committee is to be conveyed to the Caretaker and his admin staff by email within three days of each meeting by the Body Corporate Manager, and further, that each BUP representative is to pursue the same resolution of their Committee in relation to Archers Body Corporate Manager.

Vote Yes 6 No 0 Abstain 0

- Building Washdown

It was RESOLVED by the Committee that the Caretaker is to obtain further quotations for the washdown of the building as discussed and agreed to.

Vote Yes 6 No 0 Abstain 0

- Floor Scrubber

It was RESOLVED by the Committee that the Caretaker is to obtain further quotations for scrubber models in the \$12,000.00 range, and once obtained is to distribute them by email to all Committee members together with a recommended quotation for Committee members to accept or not by return email, and if a quotation is accepted then the cost will be met by way of monies presently held in the sinking fund and ratified at the next general meeting of the body corporate.

Vote Yes 5 No 0 Abstain 1

- Salvation Army Red Shield Appeal

It was RESOLVED by the Committee not to allow collection points for Salvation Army donations on the common property of CPCBC, and further, that it be noted that Notre Dame is to make its own decision in relation to the entry foyer.

Vote Yes 5 No 1 Abstain 0

- Breaches of "Noise" by-law – Extent of Caretaker's duties

It was RESOLVED by the Committee that the caretaking staff are not to attend after hours incidents of by-law breaches, with the process to be, if the incident is continuing after the second visit of security, then security is to report the matter to the police and should any resident/s register a complaint to security after its second visit then that resident/s should be advised that it is recommended by the Committee for them to ring police as well.

Vote Yes 6 No 0 Abstain 0

UPDATE ON "CATHEDRAL VILLAGE" OUTSTANDING LEVIES

It was RESOLVED by the Committee that Success Law be instructed to continue recovery action for the painting costs incurred by Cathedral Village several years ago.

Vote Yes 5 No 0 Abstain 1

GENERAL BUSINESS

- Ventilator Meters

It was RESOLVED by the Committee that the Caretaker is to engage an appropriately qualified electrician (to replace the recently retired Magoffin) to act as an independent reader of the ventilator meters in the company of John Cippoloni and the Caretaker.

Vote Yes 6 No 0 Abstain 0

- Future Committee Meetings

It was RESOLVED by the Committee that future Committee meetings will be held on the second Thursday of each month, and further that a balance sheet be tabled on a quarterly basis.

Vote Yes 6 No 0 Abstain 0

CLOSURE

There being no further business the chairperson declared the meeting closed at 6:55pm.

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