

Minutes of the Extraordinary General Meeting of the Body Corporate for "CATHEDRAL PLACE CBC" Mixed Community Plan 106902 held on Wednesday 29 August 2012 at 5:30pm at 41 Gotha Street, Fortitude Valley.

## PRESENT IN PERSON

Lindsay Anlezark, Doris Engel

## LOTS REPRESENTED

### Lot no

Lot 1	Notre Dame	by representative Lindsay Anlezark
Lot 2	Oxford Cambridge	by representative Doris Engel
Lot 3	Canterbury Westminster	by voting paper
Lot 4	Duhig	by voting paper
Lot 5	Kensington Sandringham	by voting paper

## APOLOGIES

Duhig (Lot 4), Kensington Sandringham (Lot 5)

## IN ATTENDANCE

John Rae representing Body Corporate Services Pty Ltd.

## CHAIRPERSON OF MEETING

Doris Engel chaired the meeting.

## VOTING PAPERS

The chairperson declared that the valid voting papers be accepted.

## QUORUM

The chairperson declared that a quorum was represented and the meeting was declared open at 5:35pm.

## MOTIONS

### 1 CONFIRMATION OF MINUTES

### ORDINARY RESOLUTION

*Procedural motion*

That the minutes of the annual general meeting held on 29/3/12 be confirmed as a true and correct record of the proceedings at that meeting.

**RESOLVED** that motion 1 be **CARRIED** Yes 4 No 0 Abstain 1 Invalid 0

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### 2 DISCOUNT ON LEVIES

### COMPREHENSIVE RESOLUTION

*Submitted by committee*

That the representatives of "Cathedral Place CBC" MCP 106902 agree that the current 20% discount for ontime payment of levies, reverts to 10% discount for ontime payment of levies, whereby the approved levy is multiplied by 10 and divided by 9 with such amount arrived at being subject to 10% discount for ontime payment which will mean the approved levy is paid, and a penalty (ie. No 10% discount) is incurred for payment after this due date AND FURTHER that any discounts lost under the 20% discount be reinstated with the 10% discount system to commence with the levies due for payment on 1/12/2012.

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

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## *Enhancing Community Living*

Corporate Lic No: 862864, Memberships:  
Strata Community Australia (SCA)

Branches: (NSW): Sydney, Central Coast, Forster-Tuncurry, Miranda, Mona Vale, Newcastle, Tweed Heads, Willoughby, Wollongong  
(QLD): Brisbane, Cairns, Coolangatta, Gold Coast, Mackay, Noosa, Port Douglas, Townsville  
(VIC): Hawthorn, Melbourne

Typed by: BM

CATHEDRAL PLACE CBC MCP 106902

**3 REVERSAL OF OPENING BALANCES BUP EXPENSES****COMPREHENSIVE RESOLUTION***Submitted by committee*

That the motion below from the Extraordinary General Meeting held on 23/12/2010 be reversed.

“That the treasurer is authorised to remove the outstanding charge of \$19,822.01 (\$18,020.00 ex GST) that appears in the Suspense Account as a debt owing by Cathedral Village Body Corporate and charge the amount of \$18,020.00 to the Unrestricted Administration Fund of CPCBC and recovered in due course by levies on its members consistent with the voting entitlements

and further to refund

\$18110.40 to Notre Dame Body Corporate,  
 \$5601.20 to Oxford Cambridge Body Corporate,  
 \$11836.00 to Canterbury Westminster body corporate,  
 \$10089.20 to Duhig Body Corporate and  
 \$9581.00 to Kensington Sandringham Body Corporate

As these charges totaling \$55217.80 (\$50198.00 ex GST) having already been paid by these bodies corporate relating to motion 4 of the general meeting of the community body corporate held on the 4/6/2008.

And that the total of \$50198.00 ex GST be charged to the Unrestricted Administration Fund of the community body corporate and recovered by a special levy on its members consistent with the voting entitlements. The levy to be due and payable on, or as close as possible, to the date that the refunds and removal of the charges are made.”

**RESOLVED** that motion 3 be **CARRIED** Yes 3 No 0 Abstain 2 Invalid 0

**4 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.

Invoice Date	Invoice No.	Creditor	Amount
07/03/2012	5998	Active Systems (QLD) P/L	3,476.00
19/11/2011	14314	Brisbane Fire Protection P/L	22,000.00
20/03/2012	-	Todd Raumer – Debit Card	1,908.34
09/03/2012	16662	Brisbane Fire Protection P/L	8,530.50
23/03/2012	0212	Simply Green Pty Ltd	12,113.75
04/04/2012	-	Todd Raumer – Debit Card	3,155.18
29/02/2012	128587	Gadens Lawyers	74,840.29
23/03/2012	130252	Gadens Lawyers	12,263.83
24/01/2012	125225	Gadens Lawyers	11,294.25
12/04/2012	30938	Success Law	8,199.91
01/03/2012	129182	Gadens Lawyers	26,820.00
20/02/2012	2264	Creteleak Solutions	2,018.50
05/05/2012	2340	Creteleak Solutions	15,346.10
23/03/2012	0213	Simply Green Pty Ltd	13,134.00
10/05/2012	368	BDA Power & Elec Pty Ltd	2,915.00
22/05/2012	1041	EDE Const & Property	4,353.80
17/05/2012	569	Red HR	3,415.50
06/06/2012	91918455	Haymans Elect	16,322.90
31/05/2012	BR101157	TTM Consulting (Old) P/L	1,416.25
20/04/2012	2271	Commercial Facades Aust	5,821.20
12/07/2012	25812	4 Site Elect	1,430.00
25/07/2012	26212	4 Site Elect	2,574.00
18/01/2012	22511	4 Site Elect	7,953.00
12/04/2012	1224	Pink Services Pty Ltd	6,806.80

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

**5 BODY CORPORATE MANAGER – APPOINTMENT BCS**

**COMPREHENSIVE RESOLUTION**

*Submitted by committee*

That Body Corporate Services ABN 82 010 120 144 be appointed as the Body Corporate Manager for “Cathedral Place Community Body Corporate” MCP 106902 as per the terms set out in the attached Administration Agreement with a fee of \$50,000.00 plus GST and associated charges of \$1,000.00 plus GST.

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

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**CLOSURE**

There being no further business the chairperson declared the meeting closed at 5:50pm.