

**MINUTES OF A COMMITTEE MEETING OF THE BODY CORPORATE FOR
CP 'B/C' OXFORD & CAMBRIDGE BUILDING UNITS PLAN 106905
HELD AT THE MEETING ROOM, CATHEDRAL PLACE, 41 GOTHA ST, FORTITUDE VALLEY
ON MONDAY 18th JULY AT 6.00PM**

- Representation:** Crestina Ceraolo - Chairperson
Diane Davis - Secretary
Doris Engel - Treasurer
Todd Raumer - Ordinary Committee Member
Peter Berryman - Ordinary Committee Member
Richard Priest - Ordinary Committee Member
Todd Raumer - Resident Manager
Grant Mifsud & Jodie Hansen - Representing Archers Body Corporate Management Pty Ltd
- In Attendance:** Peter Zunker
- Apologies:** Nil
- Quorum:** It was noted that a quorum was constituted as at least 50% of all members of the committee were present
- Chairperson:** Crestina Ceraolo
- Minutes of Previous Meeting:** RESOLVED that the minutes of the previous Committee Meeting held 5 April 2011 be adopted as a true record of that meeting subject to deletion of the following:

“RESOLVED to accept resident managers report as read”
Carried 6. For, Nil. Against.
- Business Arising:** **Electricity Savings Options**
The Chairperson reported that the matter is to do with billing and the hot water system. Peter Zunker addressed the meeting regarding the billing issue and advised that an agreement has been reached with the Village Body Corporate.

RESOLVED that monitoring of the meters and hot water units be put in place to determine usage for Committee consideration.
Carried 6. For, Nil. Against.

Further RESOLVED that any invoice for electricity above \$500.00 per month is to be referred to the Treasurer for instructions.
Carried 6. For, Nil. Against.

Glass Entry Doors
The meeting noted that the work has been completed.

Carpet Replacement
It was noted that quotes will not be sought until all schemes are ready to proceed.
- Inward and Outward Correspondence:** **Gadens Re Visitor Carpark Dispute**
Correspondence dated 19 May 2011 was tabled. It was noted that no action is required and that the matter is progressing.

RESOLVED that any correspondence regarding this matter is to be kept separate to the general records due to the sensitive nature of the issue.
Carried 6. For, Nil. Against.

It was noted that proposals re car park use are to be considered in anticipation of a favourable outcome for terms of future use. Proposed by-laws were tabled and circulated to the Committee for consideration with the meeting minutes.

Lot 42 Re Arrears

Correspondence dated 13 July 2011 was tabled.

RESOLVED to grant an extension of payment to 4 August 2011 which is noted as settlement date prior to taking further legal action.

Carried 6. For, Nil. Against.

Chairperson/Representative Re Resignation

Correspondence dated 18 July 2011 was tabled.

RESOLVED to accept the resignation and record a vote of thanks to Crestina Ceraolo for her contribution to the Body Corporate.

Chairpersons Position

The meeting nominated Diane Davis.

RESOLVED to appoint Diane Davis to the position of Chairperson and accept her resignation from the position of Secretary.

Carried 6. For, Nil. Against.

Representative and Secretary Positions

The meeting nominated Doris Engel.

RESOLVED to appoint Doris Engel as Representative and Secretary and accept her resignation from the position of Treasurer.

Carried 6. For, Nil. Against.

Treasurers Position

Doris Engel nominated Peter Zunker

RESOLVED to appoint Peter Zunker to the position of Treasurer.

Carried 6. For, Nil. Against.

Cathedral Place Management Re Letting Agreement

Correspondence dated 18 July 2011 was tabled.

RESOLVED that the following motion be submitted to the next General Meeting:

"That the Body Corporate enter into the letting agreement with the owners of Lot 4 of Notre Dame as attached to this notice of meeting and the body corporate manager be authorised to take all steps necessary to execute the agreement."

Further RESOLVED that the agreement terms are negotiated prior to being submitted to the general meeting.

Carried 6. For, Nil. Against.

RESOLVED to accept correspondence as read.

Carried 6. For, Nil. Against.

Resident Managers Report:

Painting

RESOLVED to approve internal painting and maintenance to be provided by the Caretakers employee at a cost of up to \$30.00 per hour plus materials at cost.

Carried 6. For, Nil. Against.

General Repairs

RESOLVED that approval be granted to the Caretaker for general repairs to existing facilities up to an amount of \$2,000.00.

Carried 6. For, Nil. Against.

Financial Statements:

Financial Statements for the period ended 30 June 2011 were tabled.

RESOLVED to accept Financial Statements as tabled.

Carried 6. For, Nil. Against.

Term Deposit

RESOLVED to open term deposits with ANZ and BOQ for periods of 1 and 6 months in amounts of \$50K each.

Carried 6. For, Nil. Against.

General Business:

CP Owners Website

It was noted that the Resident Manager is investigating option to engage an administrator and update information.

Date of Next Committee Meeting:

To be advised.

There being no further business, the meeting closed at 7.20pm.

Confirmed.

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Chairperson