

**MINUTES OF A COMMITTEE MEETING OF THE BODY CORPORATE FOR  
CP 'G/H' KENS & SAND COMMUNITY TITLES SCHEME 106966  
THE MEETING ROOM, CATHEDRAL PLACE, 41 GOTHA ST, FORTITUDE VALLEY  
ON 24th MAY 2011 AT 5.30PM.**

**Representation:** Theresa Stinson - Chairperson/Secretary  
Rajesh Kodandaraj - Ordinary Committee Member  
Peter Zunker - Ordinary Committee Member  
Scott Valentine - Ordinary Committee Member  
Todd Raumer - Resident Manager  
Grant Mifsud - Representing Archers Body  
Corporate Management Pty Ltd

**Apologies:** Michael Pointing

**Quorum:** It was noted that a quorum was constituted as at least 50% of all members of the committee were present.

**Chairperson:** Theresa Stinson

**Minutes of Previous Meeting:** RESOLVED that the minutes of the previous Committee Meetings be adopted as a true record:

- Committee Meeting held 21<sup>st</sup> February 2011
- Committee Resolution dated 4<sup>th</sup> April 2011
- Committee Resolution dated 9<sup>th</sup> April 2011
- Committee Resolution dated 13<sup>th</sup> April 2011

***Carried 4. For, Nil. Against.***

**Business Arising:** **Carpet Tender**

It was noted that the project for replacement for the entire scheme is still ongoing and being pursued by the caretaker via the CBC.

RESOLVED that the carpet replacement project be approved subject to provision of an acceptable quotation.

***Carried 4. For, Nil. Against.***

**Painting**

RESOLVED to approve internal painting and maintenance to be provided by the Caretakers employee at a cost of \$25.15 per hour plus materials at cost.

***Carried 4. For, Nil. Against.***

**Inward and Outward Correspondence:** List of correspondence was tabled.

**Dept Infrastructure and Planning – Mixed Use Development Act**

It was noted that an acknowledgment has been received stating that the matter is ongoing.

**Lot 94 – Levy Arrears**

RESOLVED to approve an extension of payment to 31 May 2011.

***Carried 4. For, Nil. Against.***

**Lot 22 – Levy Arrears**

RESOLVED to approve the payment plan request as submitted dated 6 May 2011.

***Carried 4. For, Nil. Against.***

**Lot 32 – Hard Flooring**

RESOLVED to Inform the lot holder in accordance with previous advice to lot holders regarding the installation of timber floors. Peter Zunker to provide the advice for modification for this particular request.

***Carried 4. For, Nil. Against.***

**Resident Managers Report:**

**Renovations**

Suggestion that any damage is to be charged to the owner provided that evidence of same is provided to the Committee to enable enforcement.

**Bin Room Door**

Requested to keep door closed as often as possible to reduce odour. Noted that further odour reducing units are to be installed.

**General Repairs**

RESOLVED that approval be granted to the Caretaker for general repairs to existing facilities up to an amount of \$3,000.00.

**Carried 4. For, Nil. Against.**

RESOLVED to accept Resident Managers Report as read.

**Carried 4. For, Nil. Against.**

**Financial Statements:**

Financial Statements for the period ended 30<sup>th</sup> April 2011 were tabled.

It was noted that the term deposit has continued to roll over into a 30 day term with Bank of QLD until further instructions are received.

RESOLVED to accept Financial Statements as tabled.

**Carried 4. For, Nil. Against.**

**General Business:**

**Building Development – Legal Fees**

It was noted that the outcome of this hearing will impact all installations throughout GH as it will set the precedent and the reason the payment is proposed to be made to Adele Pashen is that it is direct deposited from her account.

RESOLVED to approve the payment of hearing costs for the Onsite Hearing of the Building Development and Disputes Resolution Committee in the amount of \$503.00 and that payment to be made to Adele Pashen owner lot 88.

**Carried 4. For, Nil. Against.**

**Levy Arrear**

RESOLVED that future levy arrears requests may be approved by the Chairperson which may be referred to Committee if required.

**Carried 4. For, Nil. Against.**

**Balcony Blinds**

It was noted that Lot 68 will be installing blinds in accordance with the Committee resolution dated 18 November 2010.

**Carried 4. For, Nil. Against.**

**Deed of Termination**

The deeds of termination of agreement with the Community for caretaking and administration were tabled to be executed in accordance with the resolution of the general meeting

**Date of Next Committee Meeting:**

To be advised.

There being no further business, the meeting closed at 6.30pm.

Confirmed.

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Chairperson