

**MINUTES OF A COMMITTEE MEETING OF THE BODY CORPORATE FOR
CP 'F' DUHIG BUILDING UNITS PLAN 106965
HELD AT THE MEETING ROOM, CATHEDRAL PLACE, 41 GOTHA ST, FORTITUDE VALLEY ON
MONDAY 25TH JULY 2011 AT 5.30PM**

Representation: Peter Zunker - Chairperson/Treasurer
Lorraine Zunker - Secretary
Christopher Byrnes - Ordinary Committee Member
Gil Bick - Ordinary Committee Member
Todd Raumer - Resident Manager (departed 5.55pm)
Grant Mifsud - Representing Archers Body
Corporate Management Pty Ltd

Apologies: Nil

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

Chairperson: Peter Zunker

Resident Managers Report: Carpet Replacement

It was noted that quotes will not be sought until all schemes are ready to proceed.

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 4. 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 4. For, Nil. Against.

Lighting

It was noted that energy saving options are being investigated.

Aquagas Plumbing – report

RESOLVED to approve the cost estimate submitted by Aquagas Plumbing dated 16 June 2011 in an amount of \$1,800 to \$2,500.

Carried 4. For, Nil. Against.

Opat Invoices

RESOLVED not to approve payment of the outstanding invoices dated 30 July 2010 in amounts of \$495.00 and \$473.00.

Carried 4. For, Nil. Against.

Further RESOLVED that the invoices are to be submitted to the affected owners requesting information regarding services provided.

Carried 4. For, Nil. Against.

Lot 10 Door

Noted that the replacement door is not compliant with fire safety regulations and that the matter will be discussed in conjunction with discount request later in the meeting.

Noise – Birdee Num Num

RESOLVED that a letter be issued to the licensing commission and the town planner investigating the development approval requesting that the noise issue be investigated. Chris Byrnes to attend to draft letter.

Carried 4. For, Nil. Against.

Todd Raumer departed the meeting at this juncture.

Minutes of Previous Meeting: Resolved that the minutes of the previous Committee Meetings held be adopted as a true record of those meetings:

- Committee meeting held 7th February 2011
- Committee resolution dated 17th March 2011
- Committee resolution dated 7th April 2011
- Committee resolution dated 9th April 2011
- Committee resolution dated 13th April 2011
- Committee resolution dated 9th June 2011

Carried 4. For, Nil. Against.

Business Arising: It was noted that all matters have been dealt with elsewhere in the minutes.

Inward and Outward Correspondence: List of correspondence was tabled.

Lot 66 – Discount Request

RESOLVED to approve the request dated 21 January 2011 for reinstatement of lost discount as a one off goodwill gesture.

Carried 4. For, Nil. Against.

Lot 25 – Discount Request

RESOLVED to approve the request dated 12 April 2011 for reinstatement of lost discount as a one off goodwill gesture.

Carried 4. For, Nil. Against.

Lot 1 – Discount Request

RESOLVED to approve the request dated 4 May 2011 for reinstatement of lost discount as a good will gesture.

Carried 4. For, Nil. Against.

Lot 18 – Discount Request

RESOLVED to approve the request 4 May 2011 for reinstatement of lost discount as a good will gesture.

Carried 4. For, Nil. Against.

Lot 51 – Discount Request

RESOLVED to approve the request dated 6 May 2011 for reinstatement of lost discount as a goodwill gesture.

Carried 4. For, Nil. Against.

Lot 13 – Debt collection

RESOLVED that Success Law be formally engaged to pursue the matter on behalf of the Body Corporate.

Carried 4. For, Nil. Against.

Lot 9 – Levy Arrears Offer to Settle

RESOLVED to approve the counter offer advice outlined in the letter received from Success Law dated 20 July 2011.

Carried 4. For, Nil. Against.

Lot 10 – Discount Request and Door

RESOLVED to approve the request dated 22 July 2011 for reinstatement of lost discount as a goodwill gesture subject to reinstatement of unit entry door to comply with fire safety standards within one month to be inspected by the Resident Manager to confirm completion.

Carried 4. For, Nil. Against.

Levy Requests

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.

Cathedral Place Management - Letting Agreement

Correspondence dated 22 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.”

Carried 4. For, Nil. Against.

Car Park

Noted that a proposed by-law for future use was tabled.

RESOLVED to accept correspondence as read.

Carried 4. For, Nil. Against.

Financial Statements:

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

RESOLVED to accept Financial Statements as tabled.

Carried 4. 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 4. For, Nil. Against.

General Business:

Lot 74 – Operating a Business

RESOLVED that a letter be issued to the lot owner requesting that any business activities cease.

Carried 4. For, Nil. Against.

Deed of Termination

It was noted that the deed of termination was signed and that a copy will be held on record and a copy sent to the CBC.

Date of Next Committee Meeting:

To be advised.

There being no further business, the meeting closed at 6.50pm.

Confirmed.

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Chairperson