

**MINUTES OF A COMMITTEE MEETING OF THE BODY CORPORATE FOR
CP 'D/E' CANT & WESTMINSTER COMMUNITY TITLES SCHEME 106911
HELD AT THE MEETING ROOM, CATHEDRAL PLACE, 41 GOTHA STREET, FORTITUDE
VALLEY ON MONDAY, 14TH NOVEMBER 2011 AT 5.30PM.**

Representation: Neil Fleming - Chairperson (Arrived 6.00pm)
Sam King - Treasurer
John Delaat - Ordinary Committee Member
Todd Raumer - Caretaker (Arrived 6.00pm)
Grant Mifsud - Representing Archers Body Corporate Management P/L

Apologies: Nil

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

Chairperson: Sam King until the arrival of the elected Chairperson Neil Fleming

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

- Committee Meeting 27th June 2011
- Committee Resolution 22nd July 2011
- Committee Resolution 15th August 2011
- Committee Resolution 30th August 2011
- Committee Resolution 30th September 2011

Carried 2 For, Nil Against.

Business Arising: Nil.

Inward and Outward Correspondence: It was noted that all correspondence has been dealt with outside of formal meetings.

RESOLVED to accept correspondence as read.

Carried 2 For, Nil Against.

Financial Statements: Financial Statements for the period ended 31st August 2011 were tabled.

RESOLVED to accept Financial Statements as tabled.

Carried 2 For, Nil Against.

Term Deposit

RESOLVED that a new deposit is opened with BOQ for a term of 6 months in an amount of \$170,000.00 upon maturity of the existing deposit.

Carried 2 For, Nil Against.

Proposed Administrative Fund Budget: Administrative Fund Budget for the year ending 30th August 2012 was tabled for consideration.

RESOLVED to approve the budget as tabled subject to amendment of CBC contributions by the Treasurer.

Carried 2 For, Nil Against.

Further RESOLVED that a note be added to the notice of AGM advising that CBC budget and financial information is available via the CP Owners website:

www.cpowners.com

Carried 2 For, Nil Against.

Proposed Sinking Fund Budget: Sinking Fund Budget for the year ending 30th August 2012 was tabled for consideration.

RESOLVED to approve the budget as tabled subject to amendment of CBC contributions by the Treasurer.

Carried 2 For, Nil Against.

General Business:

Annual General Meeting:

Motions for Annual General Meeting:

Statutory Motions

Prior Minutes, Financial Statements, Audit, Appointment of Auditor – PKF, Administrative Fund Budget, Sinking Fund Budget & Insurance.

Additional Motions

Appointment of Body Corporate Manager

Letting Agreement - subject to confirmation of any conditions by all members via email within 30 days.

RESOLVED that the above motions to be submitted for approval at the forthcoming Annual General Meeting.

Carried 2 For, Nil Against.

Date for Annual General Meeting:

RESOLVED that the Annual General Meeting is held on 8th February 2012 at 5.30pm.

Carried 2 For, Nil Against.

Neil Fleming and Todd Raumer joined the meeting at this juncture.

Letting Agreement

RESOLVED that a legal opinion on the agreement is sought from Nicholson’s Solicitors at a cost of up to \$500.00 inclusive of GST.

Carried 3 For, Nil Against.

Resident Managers Report:

Bin Chute Use

RESOLVED that signs are posted to ensure proper use. Caretaker to develop signs in conjunction with the Committee.

Carried 3 For, Nil Against.

Energy Saving Bulk Lighting Purchase

RESOLVED that the purchase of lighting at a cost of up to \$17.00 per light at a total not exceeding \$2,000.00 is approved subject to all BUP’s agreement. Caretaker is to provide details of proposed purchase.

Carried 3 For, Nil Against.

Door Closers

RESOLVED to approve the purchase of two automatic door closers in accordance with specifications resolved at the recent Community Body Corporate meeting at a cost of \$2,137.78 each exclusive of GST. Caretaker is to provide details of proposed purchase.

Carried 3 For, Nil Against.

Carpet Replacement

It was noted that samples are available in the meeting room for all members to view. It was further noted that a selection process will be developed by the Caretaker to allow owners input.

Date of Next Committee Meeting:

To be advised.

There being no further business, the meeting closed at 7.25pm.

Confirmed.Chairperson