

Body Corporate Services Pty Limited
ABN 82 010 120 144

PO Box 466, Toowong, QLD 4066
bcs_brisbane@bcssm.com.au
www.bcsm.com.au

Ph. 07 3721 7000
Fax. 07 3870 3838



Minutes of the Committee Meeting of the Body Corporate for "CATHEDRAL PLACE CBC" Community Titles Scheme 106902 held on Wednesday, 3 April 2013 at 6:30pm at the Meeting Room, "Cathedral Place", 41 Gotha Street, Fortitude Valley.

PRESENT IN PERSON

Todd Raumer, Doris Engel, Paul Spicer, Byron Rabone

PROXY

Sam King to Doris Engel

APOLOGIES

Sam King

IN ATTENDANCE

Rod McLaren and Ken Mihalec representing Body Corporate Services Pty Ltd.

Peter Zunker – By invitation

Douglas Jasch – F Block representative

Damien Preddy - Observers

CHAIRPERSON OF MEETING

Todd Raumer chaired the meeting.

QUORUM

The chairperson declared that a quorum was represented and the meeting was declared open at 6:30pm.

The Committee for the Body Corporate of Cathedral Place CBC recognize Douglas Jasch as the new representative of F Block in view of Kathleen Chen's resignation.

CONFIRMATION OF MINUTES

Procedural motion

That the minutes of the committee meeting held on 06/03/2013 be confirmed as a true and correct record of the proceedings at that meeting.

CARRIED Vote Yes 5 No 0 Abstain 1 – Douglas Jasch

BUSINESS ARISING FROM MINUTES

Nil

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: MR
CATHEDRAL PLACE CBC CTS 106902

CPCBC BUDGETS

The Proposed Administration Fund budgets for the Restricted and the Unrestricted Funds were reviewed and discussed by the Committee and Peter Zunker prior to the meeting.

It was RESOLVED by the Committee that an Extraordinary General Meeting will be called to raise a special Levy for the CPCBC Administration Fund for the following amounts:

Restricted Administration Fund	\$40,000.00
Unrestricted Administration Fund	\$180,000.00

CARRIED Vote Yes 6 No 0 Abstain 0

CORRESPONDENCE FROM THE OFFICE OF THE COMMISSIONER FOR THE BODY CORPORATE AND COMMUNITY MANAGEMENT

Rod McLaren tabled the following documents at the committee meeting:

- Correspondence and quotation from Mathews Hunt Legal;
- Copy of the Referee's Order – Interim Order made to dismiss the interim order sought by F -Block;
- Notice of application and invitation to make a submission – Cathedral Place: Final Order sought by F Block.

It was RESOLVED by the Committee to authorise Mathews Hunt Legal to proceed with the submission required regarding the application of the Final Order sought submitted by F Block to the office of Commissioner for the Body Corporate and Community Management as per the cost specified in the quotation from Mathews Hunt Legal.

CARRIED Vote Yes 6 No 0 Abstain 0

CORRESPONDENCE FROM NICK SELBIE - CARPARKING

Rod McLaren tabled the email from Nick Selbie requesting Committees consideration for four car parks within the public area of Cathedral Place to be allocated on a monthly basis to lot 19 of the Commercial.

The Committee agreed to wait for the decision of the court case regarding the carpark prior to giving a decision regarding Nick Selbie's request. BCM to contact Nick Selbie to advise of the Committee's decision.

CARPARKING BANK ACCOUNT

The Committee discussed an alternative bank account to use to deposit carpark monies collected. Byron Rabone suggested that pay-pal may be a good alternative as all transactions are recorded and tracked. Further investigation on other alternatives to be sought.

GENERAL BUSINESS

Pathways

Douglas Jasch and Paul Spicer advised that the pathways in the complex require cleaning and would need to be updated soon. Todd Raumer to investigate.

Paul Spicer advised that the pool and sauna temperature has been cold. Todd Raumer advised that the temperature is regularly checked and that when he was advised of this previously, he checked the temperature straight away and it was ok. Todd Raumer also advised that the temperature may vary from time to time especially when pool or spa has just been topped up.

Paul Spicer advised that the carpets in the lift are lifting and requires to be glued down. Todd Raumer to action.

Keys

The Committee RESOLVED that any should any of the BUP's in Cathedral Place who wish to pull out of their contract with Plan B will be responsible for any cost incurred to change the their locks to provide access to their own contractor.

CARRIED Vote Yes No 1 – Douglas Jasch Abstain 0

CLOSURE

There being no further business the chairperson declared the meeting closed at 7:30pm.