

**MINUTES OF A COMMITTEE MEETING OF THE PROPRIETORS FOR
CP 'F' DUHIG BUILDING UNITS PLAN 106965
HELD AT THE MEETING ROOM, CATHEDRAL PLACE, 41 GOTHA STREET, FORTITUDE VALLEY
ON MONDAY 18TH FEBRUARY 2013 6.45PM**

- Representation:** Kathleen Chan Chairperson/Treasurer
Doug Jasch Ordinary Committee Member
Randall Edwards Ordinary Committee Member
Mike Fitzsimon Ordinary Committee Member
Grant Mifsud 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:** Kathleen Chan
- Minutes of Previous Meeting:** RESOLVED that the minutes of the previous Committee Meeting held 5th February 2013 be adopted as a true record of that meeting.
Carried 4 For, Nil Against.
- Business Arising:** **Caretaking – EGM Outcome**
It was noted that an EGM occurred just prior to the meeting resulting in the Caretaking agreement being terminated and authority provided to the Committee to make temporary arrangements and seek tenders for a new contractor. Randall Edwards tabled a duties schedule for a temporary caretaker for consideration and advised that Paul and Bernadette Ellis who are the current caretakers of the Village Centre have agreed to the terms.
- RESOLVED to approve the engagement of the Ellis's in accordance with terms tabled with the exception of optional requirements items 7 and 8 and in accordance with the motion terms approved at the EGM just held. **Body Corporate Manager to notify the new Caretaker.**
Carried 4 For, Nil Against.
- Further RESOLVED that a request is to be issued to the CBC requesting terms of any Caretaking agreement to determine any areas that the CBC is caretaking on behalf of the BUP. **Body Corporate Manager to attend.**
Carried 4 For, Nil Against.
- Further RESOLVED that notification of the new Caretaking arrangement is to be issued to all owners which is to include contact details for common property maintenance. **Randall Edwards to draft letter in conjunction with the Chairperson for the Body Corporate Manager to issue.**
Carried 4 For, Nil Against.
- Further RESOLVED that Randal Edwards and the Chairperson are authorised to meet with the new caretakers to negotiate further temporary caretaking agreement terms.
Carried 4 For, Nil Against.
- Further RESOLVED that service providers are to be requested to submit proposals for the provision of tender services for the new Caretaking Agreement. **Body Corporate Manager to attend.**
Carried 4 For, Nil Against.
- CBC Visitor Car Park Court Costs and Income**
The CBC Representative advised that the CBC have not provided details requested.
- RESOLVED that a letter is to be issued to the CBC Body Corporate Manager requesting the information within 14 days. **Body Corporate Manager to attend.**
Carried 4 For, Nil Against.

General Business: Swipe Audit

It was noted that the CBC has approved a motion allowing the audit mid last year however the motion did not include any audit process details. It was also noted that the audit that has occurred within other BUP's effectively denies access to any occupant who have not complied with audit terms issued by the CBC Caretaker which may result in legal recourse by the affected parties against the BUP's.

RESOLVED that a request is to be submitted to the CBC requesting details of the audit process and swipe policy ensuring compliance with all legislation and regulations affecting building occupants to enable the BUP owners to be informed of the process prior to implementation within the BUP. ***CBC Representative to attend.***
Carried 4 For, Nil Against.

**Date of Next
Committee
Meeting:**

To be advised.

There being no further business, the meeting closed at 7.55pm.

Confirmed.

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Chairperson