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Minutes of the Committee Meeting of the Body Corporate for "CATHEDRAL PLACE CBC" Community Titles Scheme 106902 held on Tuesday, 14 May 2013 at 6:00pm at the Meeting Room, "Cathedral Place", 41 Gotha Street, Fortitude Valley.

### **PRESENT IN PERSON**

Todd Raumer, Doris Engel, Paul Spicer, Byron Rabone, Sam King, Douglas Jasch

### **PROXY**

Nil

### **APOLOGIES**

Nil

### **IN ATTENDANCE**

Rod McLaren and Mary Reid representing Body Corporate Services Pty Ltd.

Peter Zunker – By invitation

Q matrix representatives – by invitation

Crestina Ceraolo – Observers

Bob Blackburn - 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 6:00pm.

### **CONFIRMATION OF MINUTES**

*Procedural motion*

That the minutes of the committee meeting held on 03/04/2013 be confirmed as a true and correct record of the proceedings at that meeting.

**CARRIED**    Vote    Yes 5    No 0    Abstain 1 (Sam King)

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### **BUSINESS ARISING FROM MINUTES**

Nil

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### *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: RM  
CATHEDRAL PLACE CBC CTS 106902

## **CPCBC BUDGETS**

The Proposed Administration and Sinking Fund budgets for the Restricted and the Unrestricted Funds were reviewed and discussed by the Committee and Peter Zunker. The Committee approved the adjustments AND FUTHER that Peter Zunker to provide updated financials for final approval.

**CARRIED**      Vote    Yes 6    No 0    Abstain 0

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## **THE VILLAGE - LEVY**

Byron Rabone presented a cheque for \$5,312 to the Body Corporate Manager as part payment for levy arrears. The Committee for the CBC are trying to continue discussions with Cathedral Village rather than entering into litigation prior to the 15<sup>th</sup> June 2013.

**CARRIED**      Vote    Yes 5    No 1 (Douglas Jasch)    Abstain 0

Note: Douglas Jasch wanted it noted in the minutes that he felt he wasn't allowed to ask the history of the issue at the meeting. The rest of the Committee noted that if they are unsure of an issue being discussed at the meeting then they do their research prior in order that the meeting does not run to all hours of the night. Peter Zunker and Byron Rabone offered to go through the issues at another time.

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## **INTERCOM**

Chris and Roger from Q Matrix were invited into the meeting to discuss their proposal for providing a solution to the issue of intercoms. The Age of the system appeared to be the main issue. Three options were tabled in regards to technology. Options are replace with same, replace with I.P. system or replace with cloud-based intercom. Paul Spicer raised the issue that everyone is wanting just a basic system and that a digital system can be run on the existing infrastructure. The Committee agreed that further investigation is required.

**CARRIED**      Vote    Yes 6    No 0    Abstain 0

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## **SPA**

Todd Raumer advised that all the issues have been addressed with the spa. Todd Raumer noted that a new blower has been installed. He has been testing the temperature on a two-hourly basis and the temperature was at the required level. Todd pointed out that with frequent use and the number of people using the spa varied the temperature. The base temperature could not be raised higher without risk of scalding residents.

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## **GRAFFITI ON WALL**

Paul Spicer tabled photos of graffiti on the wall near the signage for 41. Todd Raumer had attended to other graffiti on the complex and thought this was the issue. Once clarified that there was additional graffiti Todd Raumer advised he would have this attended to straight away.

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## **INTERNAL PATHWAYS AND WALLS**

Todd Raumer tabled a copy of the submission to the BSA. He advised that the contractors have disappeared. Until the BSA have made a ruling the Body Corporate are not able to hire alternate contractors as this could jeopardise the claim with the BSA. Committee voted to wait on the outcome of the BSA claim.

**CARRIED**      Vote    Yes 5    No 0    Abstain 1 Byron Rabone

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## **FRONT DRIVEWAY**

The Committee agreed to the front driveway to be high pressure cleaned.

**CARRIED**      Vote    Yes 6    No 0    Abstain 0

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## **GYM EQUIPMENT**

Paul Spicer tabled pictures of the gym equipment. Todd Raumer has already begun seeking quotes for the replacement of various equipment which includes two cycling machines, one cross trainer and the repair of the strap on the Rowing Machine. Once these are at hand they will be circulated to the Committee for approval. This will be funded from existing Restricted Sinking Fund monies.

**CARRIED**      Vote    Yes 5    No 0    Abstain 1 Byron Rabone

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## **CARETAKER'S FREQUENCY OF REPORTS**

Todd Raumer agreed to provide a monthly report to the Committee via email with an overview of the issues at hand.

**CARRIED**      Vote    Yes 6    No 0    Abstain 0

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## **COST OF NEXT CBC/BCS CONTRACT**

The Body Corporate Manager will provide a proposal to the Committee prior to the next Committee Meeting.

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## **NUMBER OF CBC COMMITTEE MEETINGS**

Sam King raised concerns at the number of Committee Meetings held. The Body Corporate Manager advised that the Committee determined how many and when the meetings are called. Body Corporate Services are not required to attend as long as the Committee take full and accurate minutes of the meeting and forward them to BCS to circulate.

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## **SWIPES**

Douglas Jasch was not sure of the procedure for people obtaining swipe cards. Todd advised that this is and has always been covered by the "Swipe Policy" which is available on the Caretaker's website.

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## **GENERAL BUSINESS**

### **Contractors Bay**

The use of the contractor parking bay is limited to 2 hours.

### **Pool Area Lights**

The lights in the pool area have been rewired as the old ones had fused due to water ingress. Todd noted that hours have been spent investigating the issue. Todd advised he continues to monitor and work on the issue. Todd will forward copies of pictures to Sam King.

### **Spa Blanket**

Todd Raumer advised that three residents had jumped the fence and damaged the spa blanket. Todd will forward details of the unit involved to the Body Corporate Manager so that a letter can be sent to the Owners of the unit to address with the parties involved.

**CARRIED**      Vote    Yes 5    No 0    Abstain 1 Byron Rabone

### **F Block Access**

Doug Jasch queried how access is gained in the event of an emergency for F Block residents. The Committee agreed that they need to make contact with the Building Manager of F Block. Todd advised that there was already a procedure in place.

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## **CLOSURE**

There being no further business the chairperson declared the meeting closed at 8:35pm.