

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

## PRESENT IN PERSON

Todd Raumer, Doris Engel, Byron Rabone

## PROXY

Paul Spicer to Doris Engel

## APOLOGIES

Kathleen Chen

## IN ATTENDANCE

Mary Reid and Ben Oxley representing Body Corporate Services Pty Ltd.

Damien Preddy, Doug Jasch, Gil Bick - 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 6:39pm.

## CONFIRMATION OF MINUTES

Procedural motion

That the amended minutes of the committee meeting held on 28/02/2013 be confirmed as a true and correct record of the proceedings at that meeting.

**CARRIED**    Vote    Yes 3    No 0    Abstain 1 – Byron Rabone

That the minutes of the committee meeting held on 19/02/2013 be confirmed as a true and correct record of the proceedings at that meeting.

**CARRIED**    Vote    Yes 4    No 0    Abstain 0

---

## BUSINESS ARISING FROM MINUTES

### ROLLER SHUTTER QUOTATION

It was discussed by the committee that the roller door gets caught when vehicles attempt to enter the car park from the exit side of the driveway in an attempt to gain access rather than wait for the entry side to open.

The Committee resolved that there is nothing that can be done to prevent this. It was also resolved that the regulation height for the roller doors is there for a reason and that no further action is required.

**CARRIED**    Vote    Yes 3    No 0    Abstain 1 – Byron Rabone

### *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

**KEY COLLECTED BY DOUGLAS JASCH ON BEHALF OF CP F DUHIG**

That the committee for the CBC engage Matthews Hunt Solicitors to represent the CBC to assist in the return of the master key AC49GMK to the committee for the CBC and that all legal costs be presented to the committee prior to action.

**CARRIED**      Vote    Yes 4    No 0    Abstain 0

---

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

That the committee for the CBC authorise the Chairperson Todd Raumer to submit the response required by the Department of Justice Ref 0202-2013 – Cathedral Place as tabled in the committee minutes dated 16.03.2013 on behalf of the CBC. And further that if the submission is unsuccessful that the committee resolve to engage Matthews Hunt Solicitors to represent the CBC on this matter

It was RESOLVED by the committee that approval be granted by 3pm Thursday 7<sup>th</sup> March for Todd Raumer’s response to the letter received from the Office of the Commissioner for the Body Corporate and Community Management

**CARRIED**      Vote    Yes 3    No 0    Abstain 1 – Todd Raumer

---

**CAR PARK**

Todd Raumer advised the committee that complaints had been received from owners that they cannot find a parking space and that the current rate of \$5.00 per hour was not enough.

The Committee RESOLVED to change the rates as follows:

**MONDAY – FRIDAY**

**6am – 4pm**

UP TO 15 MINUTES	FREE	ON EXIT
UP TO 30 MINUTES	\$2	
UP TO 60 MINUTES	\$3	
UP TO 90 MINUTES	\$4	
UP TO 2 HOURS	\$6	
UP TO 3 HOURS	\$12	
UP TO 4 HOURS	\$20	
OVER 4 HOURS	\$25	
<b><u>4pm – 8pm</u></b>	\$5	ON ENTRY
<b><u>8pm – 6am</u></b>	\$5	ON EXIT

**SATURDAY – SUNDAY**

<b><u>6am – 8pm</u></b>	\$10	ON ENTRY
<b><u>8pm – 6am</u></b>	\$10	ON EXIT

**Terms & Conditions**

**Please note; Customers parking within Cathedral Place Visitors Car Park and the mention of dining in at any one of the Cathedral Village Restaurants or usage of the Laundromat receive a \$5.00 discount. Prices and Conditions are subject to change.**

**CARRIED**      YES 4    NO 0

---

## **LEGAL ADVICE**

This was discussed under motions 3 & 4

---

## **GENERAL BUSINESS**

It was discussed in the committee meeting that Kathleen Chen had not yet provided a copy of the documents as per indicated in the swipe card policy. The Body Corporate Manager was instructed by the committee to request this information in writing from Cathedral Place Management and to give 5 days for Cathedral Place Management to respond.

**CARRIED** YES 4 NO 0

## **ANNEXURE**

Todd Raumer tabled an Annexure containing the clarification of definitions to be added to the contract for Plan B

It was RESOLVED that an email would be sent out to all committee members with a copy of the updated contract including the annexure.

## **CLOSURE**

There being no further business the chairperson declared the meeting closed at 7:37pm.