

MINUTES OF A COMMITTEE MEETING OF THE BODY CORPORATE FOR ST JAMES COMMUNITY TITLES
24th of April 2024

Attendances:	Averil Cook	Chair
	Peter White	Secretary
	Noel Kendal	Treasurer
	Kevin Huckel	Ordinary member
	Margaret Luscombe	Ordinary member
	Gerry Vanderstoep	Ordinary member

Quorum: A quorum was constituted as six members of the committee were present in person.

Chairperson: Averil Cook chaired the meeting, declaring it open at 08:05

Apologies from Warwick Henry

Item 1 Minutes of previous meeting:

Averil moved that the minutes of the committee meeting held on 27th of March 2024 be accepted as the true and correct record of that meeting. Carried unanimously.

Item 2 Matters arising from the previous minutes: Nil.

Item 3 Confirmation on motion voted outside committee meeting: Nil.

Item 4 Secretary's report:

Peter reported that he had circulated to the committee and Ken Finney all the subject lines for email traffic from the 1st of February to the 17th of April 2024, noting that intra-committee emails were not included. Peter advised that he will forward the subject lines for email traffic on a weekly basis to the committee.

Peter moved that the report be accepted. Carried unanimously .

Item 5 Treasurer's report:

Noel tabled a report comprising of :

cash disbursements journal for the period 1st of March – 31st of March 2024 \$ 19,323.60

balance sheet 31st of March 2024 net assets \$ 417,125.71

profit and loss statement 1st October--31st of March 2024 \$ 11,376.60

bank reconciliation 31st of March 2024.

Noel moved that the payments be authorized, and that the report be accepted. Carried unanimously.

Item 6 Gardening report

Gerry reported that there were no major issues.

Item 7 Maintenance report:

Gerry reported that the repair to the entrance pillars is completed. Gerry moved that both reports be accepted . Carried unanimously.

The committee thanked Gerry for painting the repair work.

8 General business:

Bridge

Peter reported that the wooden bridge had been removed and the sub-structure remained.

Brisbane City Council are now discussing the issue and it is hoped that a formal proposal will be received within the next two weeks. This position appears to agree with the majority view expressed by a show of hands at the meeting held on the 26th of March 2024

Front Gardens

This remains work in progress and Gerry and Kevin should have a proposal for our next committee meeting.

Shed

This remains work in progress and Kevin will continue to monitor the work.

Ken Finney Email Request

Peter advised that he received an email from Ken Finney on the 2nd of April requesting :

a copy of correspondence received and dispatched report for the month of February referred to in the minutes of the March 27 committee meeting. Please accept this as a standing instruction in that I would like to receive the correspondence received and dispatched reports tabled in all future meetings.

As the majority of important emails are seen by the committee as they are received or sent the report to the committee is verbal, Peter forwarded all subject lines of email traffic to Ken for the period from the 1st of February --17th of April 2024 .The intra-committee emails were not included. On the 22nd of April, the following was received from Ken Finney:

"In the short term, please hold off on sending me traffic reports but I would still like to see a copy of the report you no doubt tabled at the March committee meeting."

Ken was advised that as with previous committee meetings the report was verbal.

The email traffic report is available to owners, if required.

Item 9 Matters without notice:

Water Bill

The latest bill received from Urban Utility shows that total estate usage was 2121kL compared with the same period last year of 4054kL. The body corporate usage was 193kL compared with the same period last year of 366kL. This reduction in total usage is not surprising given the rainfall over the few months. However, the body corporate usage of 193kL(\$812) is of concern as during the billing period all irrigation systems were turned off. This usage is most likely a leak/leaks, but it may be caused by a faulty lot meter not recording usage correctly.

It would help if lot owners would advise the kL usage shown on the latest Urbane Utility bill, which you will have just received.

Noel Talyor Email

Email was received from Noel on the morning of the committee meeting The following is an extract from the email:

"Good morning, Peter

I am writing to you in your capacity as Secretary of St James Estate Body Corporate Committee to request that this email be tabled as inward correspondence along with my email to the Treasurer dated 24/4/24

This developing situation is of major concern to me. As I perceive the situation, this Body Corporate Committee intends via its most recent qualified personal proposal to Council, (yet to be sanctioned by the full Body Corporate), to commit this estate for decades to come to ever-changing recurring contractual arrangements into an uncertain future for the current generation of owners and beyond.

No official response from Council one way or other can be anticipated pending approval or otherwise from the Body Corporate—consistent with the proposal put by Peter and Averil on 10th April 2024. In its totality the cost of this proposal as presented personally on 10/4/24 is assessed in the order of quotes:- viz "in thirty years the sum received by the Council will be \$325,000 and in forty years \$485,000 (assuming 2% inflation)".

Even putting this premature and presumptive proposal to Council prior to putting it to the full Body Corporate) is an indicator to me of this relentless obsession as I perceive it, knowing that an alternate safe short route to the bus stop and the shopping centre is available to all via the existing public pathway. The limited number of attendees at the informal meeting of 26th March 2024 by a show of hands "authorised" the Committee to continue discussions with Council --that was the extent of it--'to continue discussions' -- and not to put forward a fresh unauthorised proposal notwithstanding the caveat " subject to Body Corporate approval". The committee discussed Noel's email and noted his concern. If owners are not satisfied with the current position on the bridge, they have the right to request an extraordinary committee meeting .

Working Bee

Kevin proposed a working bee in the latter half of May to wash down the front entrance. Details will be circulated shortly.

Item 10 Next meeting:

The next meeting of the committee will be at 08.00 on Wednesday 5th of June 2024 at Lot 19

Close of meeting:

There being no further business, the chair declared the meeting closed 08:35

Confirmation of minutes:

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Chair's signature

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Date