MINUTES OF A COMMITTEE MEETING OF THE BODY CORPORATE FOR ST JAMES COMMUNITY TITLES

5th of June 2024

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| Attendances: | Averil Cook | Chair |
|  | Peter White | Secretary |
|  | Noel Kendall  Warwick Henry | Treasurer  Ordinary member |
|  | Kevin Huckel  Margaret Luscombe  Gerry Vanderstoep | Ordinary member  Ordinary member  Ordinary member |
|  |  |  |

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

**Chairperson:** Averil Cookchaired the meeting, declaring it open at 07:30.

**Item 1 Minutes of a previous meeting:**

Averil moved that the minutes of the committee meeting held on the 24th of April 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* the subject lines for email traffic from the 17th of April 2024 to the 30th of May 2024.

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 May – 31st of May 2024 $8,981.69

balance sheet 31st of May 2024 net assets $426,265.34

profit and loss statement 1st October—31st of May 2024 $20,516.23

bank reconciliation 31st of May 2024.

Noel noted that the May distribution included the annual income tax payment.

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 issues regarding the shed will be discussed under other business. Gerry moved that both reports be accepted. Carried unanimously.

Big thank you to Gerry for organizing the ‘working bee’ and thanks also to Alex, Craig, David, Graham, Kevin, and Warwick. Thanks also to Greg and Amanda who volunteered, but were laid low by a travel bug

**Item 8 General business:**

Bridge

Peter reported that there had been no response from the Council since the on-site meeting on the 10th of April 2024. The Council was due to present a proposal within thirty days of the meeting.

Front Gardens

Kevin reported that we were awaiting two quotes for the replanting of the front entrance gardens. The committee agreed to continue with the work for the arborist in the entrance driveway. This involves the removal of conifers, travellers palm, and other small trees and the pruning of the trees along the creek side that overhang the trailer park.

The committee agreed to consider the treatment of the tulip tree near the mailbox at the July meeting.

Shed

Gerry reported that once the conifers are removed the shed needs the ceiling and some rafters to be repaired as there has been water ingress due to blocked gutters. In addition, the roof will be repainted, and the gutters cleaned. The committee accepted quotes totalling $2,735 (inc. GST) for the work.

Overhanging Trees QCAT

Peter reported that he has direction hearings for both disputes, one today, the 5th of June, and the other on the 19th of June. Both will be by telephone.

Keypad 3G

Peter reported that the 3G network is closing and there is a need to install a new system. Before the meeting, several quotes for a new system had been circulated and after discussion, the quote from Tag Security was accepted. ($3811.50 inc GST)

Lot 4 &14 Tree

Peter reported that the owners were requesting that the golden penda in front of their property have an arborist lower the crown of the tree to allow for more natural light into their property.

In response to the request, the committee discussed, at length, the treatment of the golden penda trees.

The committee does not support unplanned trimming of individual trees on common property.

The committee supports the biennial light prune to maintain the shape of the crown and removal of dead or dying branches. Additional pruning should be restricted to a reduction of no more than 25% of the crown in any two years. (whether raising or lowering the crown*)*

Gerry proposed that we obtain quotes for the biennial trimming of the golden penda and the removal of one Jacaranda branch at lot 27 that is overhanging a golden penda. Approved unanimously

Ken Moore Email

The following was received: *The entrance to our estate has the following signage.*

*St   James*

*THE SOVEREIGN ESTATE*

*In the 7 years that I have been here, I have never heard of its being referred to as “sovereign.” That word was probably thought up originally for clever, marketing purposes, and it, in my dictionary, has the following meanings –*

1. *Monarch*
2. *An old, gold coin*
3. *A nation’s authority*
4. *A group possessing powerful authority.*
5. *Powerful, pre-eminent.\*
6. *It may be time to review that sign. If ‘St’ remains, it should be followed by a full-stop sign, to show that it is an abbreviation. Better still, spell it out in full – “Saint.”*

*Delete “THE SOVEREIGN.”  Centre “ESTATE,” perhaps also changed to lower case.*

*The implementation of this suggestion would not be a great drain on our budget; the Sinking Fund, perhaps.*

*For consideration,*

*Ken Moore, House 7.*

The committee resolved not to alter the signage.

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**Item 9 Matters without notice:**

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**Item 10 Next meeting:**

The next meeting will be at 08.00 on Wednesday 10thof July 2024 at Lot 19.

**Close of meeting:**

There being no further business, the chair declared the meeting closed at 09:15.

**Confirmation of minutes:**

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Chair’s signature Date