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

11th of September 2024

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| Attendances: | Averil Cook | Chair |
|  | Peter White | Secretary |
|  | Noel Kendall  Kevin Huckel | Treasurer  Ordinary member |
|  | Margaret Luscombe  Gerry Vanderstoep | Ordinary member  Ordinary member |
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**Quorum:** A quorum was constituted as six committee members were present.

Apology from Warwick Henry

**Chairperson:** Averil Cookchaired the meeting, declaring it open at 08:00.

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

Averil moved that the minutes of the committee meeting held on the 7th of August 2024 be accepted as the true and correct record of that meeting. Carried unanimously.

**Item 2 Matters arising from the previous minutes:**

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**Item 3 Confirmation on motion voted outside committee meeting:**

The resolution made on the 23rd of August 2024 was approved. (Tree Pruning)

**Item 4 Secretary’s report:**

Peter reported that he had circulated the subject lines for email traffic to the committee from the 1st of August 2024 to the 7th of September 2024.

Peter moved that the report be accepted. Carried unanimously.

**Item 5 Treasurer’s report:**

Noel tabled a report comprising the following:

cash disbursements journal for the period 1st of August – 31st of August 2024 $9,572.44

balance sheet 31st of August 2024 net assets $ 436,432.27

profit and loss statement 1st October—31stof August 2024 $32,288.20

bank reconciliation 31stof August 2024.

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

**Item 6 Gardening report**

Gerry reported that Ollie has a new assistant, also named Ollie. Ollie has had formal training in horticulture. Gerry moved that we accept a quote from Ollie Hardt to top-dress, aerate and fertilize the common property lawns. Carried unanimously

**Item 7 Maintenance report:**

Gerry reported that repairs to the shed had been completed, and the roof would be painted in the next week.

Gerry moved that both reports be accepted. Carried unanimously.

**Item 8 General business:**

Bridge

Peter reported that City Legal finally replied on the 23rd of August advising that they will not agree to any form of tenure.

Extract from the letter:

*“Whilst Council appreciates the Body Corporate’s offer to fund a new bridge, Council has considered the Body Corporate’s request for a trustee lease and has decided that Council is not agreeable to granting a trustee lease or any other form of tenure to the Body Corporate”*

In reply, we have asked the Council to reconsider their position

Extract from the reply:

*We consider the Council to be acting unreasonably by refusing to grant a trustee lease. The lease would have allowed the owners of St James Estate to build an elevated, single 34-meter-span walkway using the existing gabion basket abutments on private property. The trustee lease, whilst inconsistent with the purpose of the trust land, is within the Council's powers to grant. The lease will not diminish the purpose of the trust land or adversely affect the public interest of No. 32 Boblynne Street Park*.

Peter added that whilst the current owners may elect not to replace the bridge the trustee lease will allow a replacement to be built should that be the wish of the body corporate at some time in the future.

Any agreement to the proposed trustee lease will require an agreement by the body corporate.

Front Gardens

Gerry reported that work had commenced on the front entrance with the removal of the conifers, and other unwanted shrubs. The Council also removed a tree near lot 32.

Gerry proposed that we accept three quotes from Ollie Hardt that include:

cutting back the conifer stumps 250mm below the surface,

adding extra plants and fertilizer/soil/mulch to the creek side garden bed, and

adding extra Murraya plants to the Boblynne Street frontage extending the hedge, replacing the timber edging, rebalancing the height of the existing Murraya hedges and planting some extra Alternanthera Dentata. (Red Ruby) The area around the sub-station is to be turfed. Carried unanimously.

The committee then discussed at length the replanting of the shed garden and the area abutting lot 32. There was general agreement on the area next to lot 32. All the shrubs other than. the Gardenia will be removed. Additional Gardenia will be planted and the Agapanthus and the Alternanthera Dentata will remain. Gerry has been requested to ask Ollie for a quote.

There was a lengthy debate regarding the shed garden.

Eventually, Gerry proposed that we ask Ollie to quote for a formal garden, including three pencil pines, Camelias, Azaleas and a dwarf Murraya hedge.

The motion proposed by Gerry was accepted with four yes votes and two no votes.

Storm Drain

This remains a work in progress

**Item 9 Matters without notice:**

Margaret suggested that we purchase an additional garden seat to replace the old plastic seat in the area close to lot 32. The committee agreed and Gerry will organize.

Gerry suggested that we should replace the toilet and basin in the shed as they are in a poor state.

The motion proposed by Gerry was accepted with five yes votes and one no vote.

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**Item 10 Next meeting:**

The next meeting will be at 08.00 on Wednesday 9th of October 2024 at Lot 19.

**Close of meeting:**

There being no further business, the chair declared the meeting closed at 09:25.

**Confirmation of minutes:**

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Chair’s signature Date