

MINUTES OF A COMMITTEE MEETING OF THE BODY CORPORATE FOR ST JAMES COMMUNITY TITLES
27th of March 2024

Attendances:	Averil Cook	Chair
	Peter White	Secretary
	Noel Kendal	Treasurer
	Warwick Henry	Ordinary member
	Kevin Hucke	Ordinary member
	Gerry Vanderstoep	Ordinary member

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

Chairperson: Averil Cook chaired the meeting, declaring it open at 08:00

Apologies : Margaret Luscombe

Item 1 Minutes of previous meeting:

Averil moved that the minutes of the committee meeting held on 28th of February 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 tabled a report of important correspondence received and dispatched for the month February 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 February- 29th of February 2024 \$ 12,911.59
balance sheet 29th of February 2024 net assets \$ 422,246.35
profit and loss statement 29th of February 2024 \$ 16,497.24
bank reconciliation 29th of February 2024.

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

Noel reported that one term deposit have been reinvested:

Bank of Queensland \$109,698.88 @ 4.80% for 23 months

Item 6 Gardening report

Gerry reported that there were no major issues with the garden.

Item 7 Maintenance report:

Gerry reported that the repair to the entrance pillars is all but completed and should be finalized when the weather clears. Gerry moved that both reports be accepted . Carried unanimously..

8 General business:

Bridge

Peter reported that following a meeting of owners on Tuesday 25th of March that there was agreement:

- not to incur and further legal costs
- try to delay the removal of the substructure
- continue to seek a co-funding agreement with the Council.

Peter added that if and when an agreement was reached the resolution to spend the money on the bridge, over which the body corporate has no title would, in his opinion , have to pass a very high bar being, resolution without dissent.

Front Gardens:

Gerry and Kevin presented a proposal to revamp the entrance gardens. The committee agreed to proceed and obtain the necessary quotes and design ideas which will then be shared with lot owners. The committee noted that body corporate approval will be required if the expenditure on common property exceeds \$ 300 per lot (\$ 9,600)

Item 9 Matters without notice:

Item 10 Next meeting:

The next meeting of the committee will be at 08.00 on Wednesday 24th of April 2024 at Lot 19

Close of meeting:

There being no further business, the chair declared the meeting closed 08:50

Confirmation of minutes:

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Chair's signature Date

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