



Jabiru Place CTS 19169

MINUTES

Minutes of the Committee Meeting, Saturday 29 January 2011

PRESENT

Committee Member - Matthew Morgan (Chairman)
Committee Member - Anton Rush (Secretary)
Committee Member - Michael Wilkinson (Treasurer)
Committee Member (Non Voting) - Ralph Hamilton (Unit Residential Manager)
Committee Member - Jacinta McLaughlin (Ordinary Member)
Committee Member - Tanya McLaughlin (Ordinary Member)

Guests

Jeanenne Wilkinson (Invited Legal Guest)
Sarah Wilkinson (Minute Secretary)
Sharon Campbell (Owner, No. [redacted] and RTI Consultant)
Mahamod and Kamrul Sharif (Owners, No. [redacted])
Brett and Anya Hunter (Owners, No. [redacted])
Carol Black (Owner, No. [redacted])
Kelly Rush (Owner, No. [redacted])
Lauren and Tony Olde Byvank (Owners, No. [redacted])
Ian and Melody Heuston (Proxy for Owner, Andrew Heuston, Unit [redacted])
Patricia Davison (Owner, No. [redacted])
Colleen Wright and Thomas Webster (Owners, No. [redacted])
Thelma Black (Mother in Law of Owner, No. [redacted])
Brett and Caron Saunter (Owners, No. [redacted])
Maxine Norsgaard (Community One Representative)
Adam Fairhurst (Owner, No. [redacted])
Vijaya (Owner, No. [redacted])

APOLOGIES

Bob Chalmers (Owner, Unit [redacted])

QUORUM

The Chairperson declared that a quorum was represented and the meeting was declared open at 4:10pm.

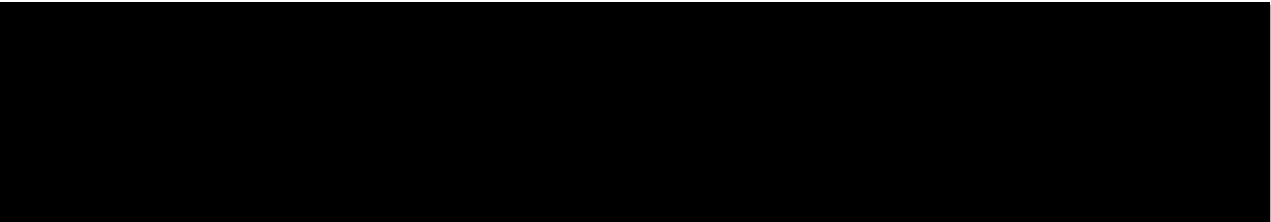
1. CONFIRMATION OF MINUTES


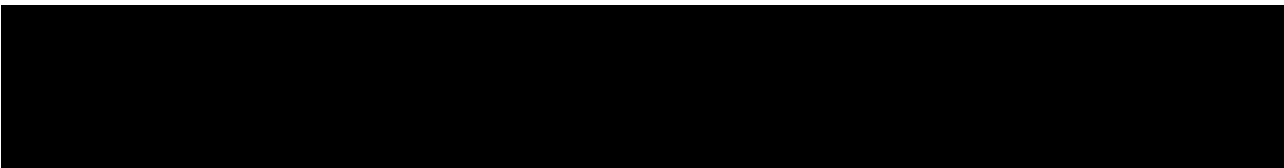
It was resolved that the minutes of the Committee Meeting held on 20 November 2003 be confirmed and signed as a true and correct record of the proceedings at that meeting.

Resolved

2. COMPLEX STATUS REPORT

- The Chair advised that this was a Committee meeting and hence only the Committee members would be able to vote against motions raised at this meeting.
- The Chair advised that a further General Meeting may be required, however to do so would require 28 days notice to Body Corporate Services.
- The Secretary advised that:
 - On Tuesday 11 January 2011 at 3:33 pm, SMS notification from emergency services was received;
 - The Committee monitored the situation until it became obvious that the Units at 13 Bridge Street needed to be evacuated due to flooding;
 - As a consequence of the flooding, personal residences of 33 units had been inundated as well as all complex common areas.

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- Our invited Legal Guest, J Wilkinson, advised that:
 - Free legal assistance would be provided to each individual at the Community Recovery Centres, should they desire it.
 - The Committee are actively gathering evidence to place before the Royal Commission as a submission. This is inclusive of all activities within and adjacent to the complex.

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- Each individual owner should complete a personal statement of impact the flood had on them and their property. This statement should be objective and include all facts and observations, photographs and statements.
 - The Committee would be seeking pro bono legal advice from the Qld Independent Clearing House as to the demarcation between common property and private property. It was noted that the property is a Group Title Property and not a Strata Titled property.
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3. SITE ELECTRICAL WORKS

Motion proposed by Matthew Morgan, Chairman, that the Committee engage an electrical contractor to:

- Make the site safe as per Occupational Health and Safety Regulations.
- Reconnect power to each affected meter box.

Seconded by Michael Wilkinson, Treasurer.

Motion carried unanimously

Motion proposed by Matthew Morgan, Chairman, that the Committee engage an electrician to connect street lighting and power to all of the common areas.

Seconded by Michael Wilkinson, Treasurer.

Motion carried unanimously

4. RESUMPTION

The Chair advised that the Department of Transport and Main Roads had made an offer of \$10,000 for the resumption of approximately 750 square meters of the complex. Further to this original offer a verbal advice was received of a revised offer of \$15,000. The Committee is still awaiting further advice from the Department of Transport and Main Roads.

5. FRONT GATE PROJECT

The Chair provided an update on the Front Gate Project and reiterated that the funds raised for the aforementioned project are dedicated as per the current legislative instrument, ie: the Body Corporate and Community Management Act 1997 (*The Act*).

6. GENERAL BUSINESS

- Motion proposed by Matthew Morgan, Chairman, that Body Corporate Services reimburse the Committee members and their agents legitimate expenses incurred in this crisis.

Seconded by Michael Wilkinson, Treasurer.

Motion carried unanimously

- Motion proposed by Matthew Morgan, Chairman, that a general meeting be convened in 5 – 6 weeks time on a Saturday at 4pm (or as soon as is practicable).

Seconded by Tanya McLaughlin, Ordinary Member.

Motion carried unanimously

- Owners may forward agenda items to the [REDACTED] email address. The Committee will then consolidate and forward to Body Corporate Services for inclusion on the Agenda.
- The Committee advised that Thank You letters will be sent to all those who have assisted Bridge Street in the recovery process. The Committee formally thanked all volunteers who worked tirelessly in assisting this community to recover.

Meeting closed 5:46 pm